

**Stables at Palmers Close  
Trowbridge Road  
Hilperton  
Wiltshire  
BA14 7QQ**

**December 2025**

## **Design and Access Statement**

The conversion of existing stable and erection of a new building to form a self-build dwelling.



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Garden view

# INTRODUCTION

## Statement of Intent

This document has been prepared in accordance with Section 42 of the Planning and Compulsory Purchase Act 2004.

This Design and Access Statement has been prepared in support of a full planning application submission for the conversion and extension of existing stable block to form a new self-build dwelling. The site is located at: Palmers Close, Trowbridge Road, Hilperton.

The proposals have been developed in direct response to the character of the site and its surrounding context, taking into account the area's suburban setting, local vernacular, landscape features, and ecological considerations. The scheme seeks to deliver a high quality family home that is sensitive to the environment and aligned with national and local planning policies.

This statement outlines the rationale behind the proposed layout, scale, design, materials, sustainability strategy, and access arrangements, and demonstrates how the development will contribute positively to the character and quality of Hilperton.

## Site Context

Describes the setting within Hilperton, its character, amenities, and relationship to surrounding development. Explains the site's

position relative to local heritage assets and the wider landscape.

## Existing Site and Opportunities

Summarises the condition, layout, and boundaries of the site. Identifies key constraints such as heritage, trees, and building condition, alongside opportunities for sensitive redevelopment and landscape enhancement.

## Design Proposal

Sets out the design concept and architectural approach. Describes the proposed layout, form, and materials, highlighting how the scheme respects local character while providing modern, energy-efficient accommodation.

## Scale and Appearance

Explains how the design has been developed to remain subservient to nearby listed buildings and maintain the character of the original barn through proportion, height, and detailing.

## Materials and Detailing

Details the proposed material palette, including reclaimed stone and roof tiles, timber cladding, and contemporary fenestration, ensuring a cohesive and sympathetic finish.

## Sustainability and Accessibility

Describes the environmental strategy, including high-performance insulation, an air source heat pump, potential photovoltaic panels, and low-carbon design measures. Summarises accessibility features in line

with Building Regulations Part M.

## Landscape and Arboriculture

Outlines the landscape strategy to enhance biodiversity and screening. Summarises the arboricultural assessment confirming that existing trees are retained and protected, with new native planting proposed.

## Drainage and Water Management

Explains the sustainable drainage approach, including permeable surfaces, potential soakaway and rainwater harvesting systems, and foul water connection to existing sewers.

## Amount and Layout

Provides a summary of the dwelling's overall floor areas and parking arrangements, demonstrating a scale consistent with the local context and Nationally Described Space Standards.

## Conclusion

Summarises how the proposal delivers a sensitive, sustainable, and high-quality conversion that preserves the site's heritage value, enhances its setting, and aligns with local and national planning policy.



View from Trowbridge Road

# HILPERTON

Hilpertont is a village within the County of Wiltshire, situated approximately 1.5 miles northeast of Trowbridge town centre. The historic core of the village is identifiable from both historic mapping and the age and character of existing buildings, as illustrated in the aerial image above and outlined by the thicker red line.

The southeastern edge of Hilpertont is defined by the A361, which functions as a bypass linking Trowbridge with the A350 - a principal route connecting to the M4 to the north and the A36 to the south. The area shown within the thinner boundary line represents later twentieth-century residential development that expanded the village to the southeast.

To the northwest lies Hilpertont Marsh, a further area of twentieth-century housing that extends towards Staverton, another satellite settlement forming part of the wider Trowbridge urban area.

## Local Amenities

- Hilpertont C of E VC Primary School
- The Mead Community Primary School
- St. Michael's Pre-School
- Hilpertont Marina
- Hilpertont Village Hall, Whaddon Lane
- Hilpertont Play park
- Hilpertont Allotments
- The Lion and Fiddle public house
- Takeaway and Pub
- Marsh Farm Industrial Estate
- Texaco Garage
- St Mary Magdalene Church
- St Michael & All Angels Church
- Trowbridge Rugby Club
- Hilpertont Parish Council
- Hilpertont Marsh Post Office

## Surrounding Environment & Transport

Beyond the built-up area, Hilpertont is surrounded by open countryside, farmland, and a small number of light industrial and commercial sites.

Public transport is available via several bus stops within Hilpertont, offering regular services to Trowbridge and neighbouring towns and villages across Wiltshire and Somerset.



Aerial Photo - Hilpertont

## THE EXISTING SITE

The northernmost barn is referred to as the 'Stable Barn', and the smaller barn to the south as the 'Garage Barn'.

The site lies on the south-east side of Trowbridge Road, within the Hilpertown settlement boundary and outside the Conservation Area.

To the north-east are two Grade II listed dwellings – Old Forge Cottage and Willow Cottage (Nos. 116 and 117 Trowbridge Road). They are late 17th-century rubble stone cottages with stone slate roofs and characteristic mullioned windows. Despite later 20th-century alterations such as porches, dormers and rear extensions, their historic character remains evident through features like fireplaces and chamfered beams.

To the south and west is Palmer's Close, a single detached dwelling accessed from Trowbridge Road with extensive grounds. The barns included in this application form part of Palmer's Close and were previously used to store machinery for land maintenance, primarily for grass cutting.

Set back approximately twenty metres from Trowbridge Road, the barns are largely screened by mature trees and hedgerows, along with a metal bar gate and brick walls.

### Site Characteristics and Boundaries

The site measures roughly 624 sqm and is generally flat. The existing barns form the south-west boundary, with a timber vehicle access gate between them.

A narrow verge runs between the barns and the access road, included within the site area.

The south-east boundary comprises the Garage Barn and a 1.6m-high rubble stone wall.

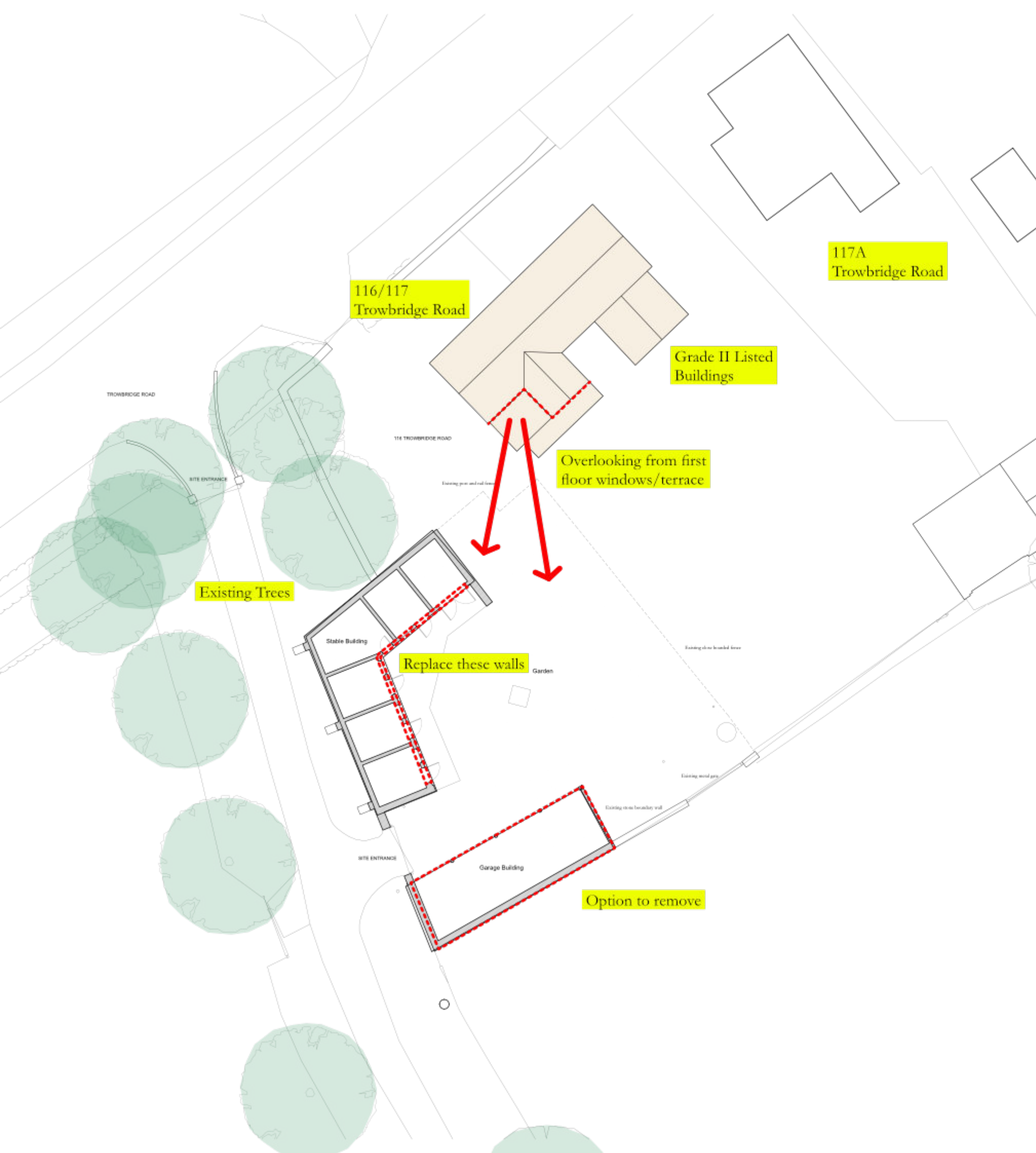
The north-east boundary (shared with No. 116 Trowbridge Road) is marked by a 1.8m-high close-boarded fence.

The north-west boundary includes the Stable Barn and a 1.2m-high post-and-rail fence.

There are no trees or hedgerows within the site itself. The ground is gravel and is overgrown with weeds, with a strip of hardstanding in front of the Stable Barn.



Aerial Photo - The Site



## SITE CONSTRAINTS

Any proposed design for the site should respond sensitively to the following constraints, as set out on the diagram opposite:

### Heritage Setting

Proximity to 116/117 Trowbridge Road, which are listed buildings, requires sensitivity to their setting.

### Overlooking Concerns

Potential overlooking from 116/117 Trowbridge Road – mitigation through new landscaping, careful siting, or screening measures.

### Barn Condition

Existing stone walls and roof tiles are in good condition and may be reused. The south and east elevations, facing into the private garden are currently dilapidated timber boarding and this will need to be replaced.

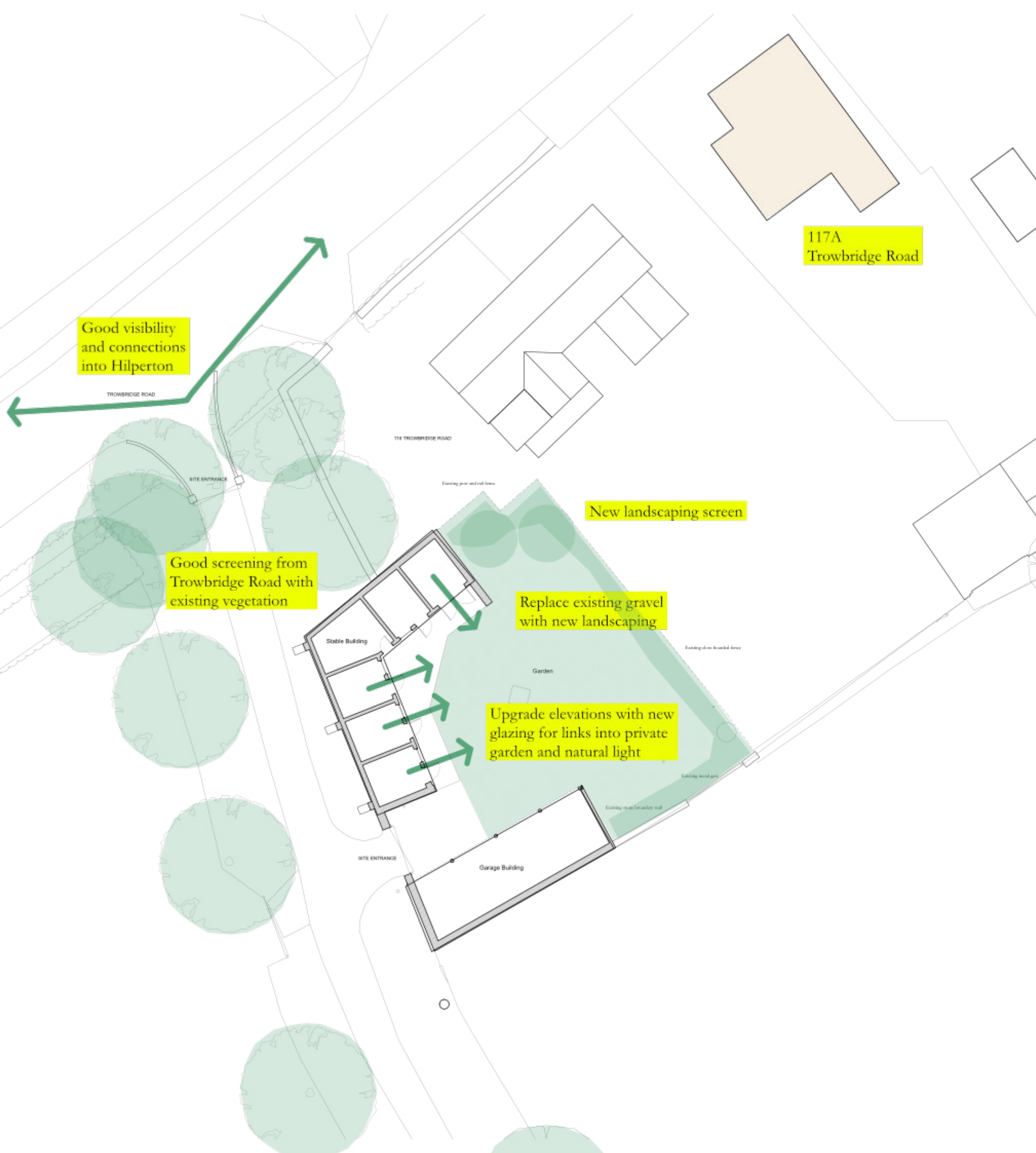
### Building Height

The new self-build dwelling must remain lower in height than 116/117 Trowbridge Road to appear subservient and avoid detracting from the listed buildings.

### Stable Barn Significance

The stable barns are referenced in the Hilperton Character Appraisal and look to have stood in the nineteenth century or something similar did. Retention of the character and form of the stable barns are required.

The garage block is thought to be a more modern addition and therefore can be extended or replaced. More information on this is provided in the report provided by Context Planning.



## OPPORTUNITIES

The site also presents several key opportunities that should be maximised through thoughtful design:

### Site Access

Trowbridge Road is straight with good visibility, offering potential for improvement of the access point.

### Connectivity

Within walking distance of amenities and public transport, supporting sustainable living. Located inside the Hilperton settlement boundary and outside the conservation area (though adjacent to it).

### Heritage-Positive Redevelopment

Opportunity to bring redundant barns back into use, providing high-quality family housing that contributes to local need.

### Stable Barn Arrangement

The stable barn has good south/west aspect making it ideal for conversion into a dwelling and still retaining privacy and link to the amenity space.

### Landscaping Enhancements

Replace existing gravel yard with new lawn and boundary hedgerows and trees for screening and enhancements.

### Screening

Existing vegetation along Trowbridge Road provides strong natural screening, softening public views of the development.

### Local Precedent

A modern suburban dwelling (117A Trowbridge Road) sits immediately to the north-east. Its red-brick, standard suburban character does not reference the listed buildings and appears to have been accepted without harm to their setting – creating scope for a sensitive but contemporary approach here.

### Existing Overhead Cables

These will be buried underground as part of the development – removing these improves the visual quality of the area.

# SITE PHOTOS

The images opposite show photos of the existing site and features.



View looking north towards stable barn and adjacent dwelling



View of east elevation of stable barn



View of access road/west side



View of Garage barn



View looking south



View of garage barn



View of adjacent dwelling

# DESIGN PROPOSAL

This proposal seeks consent for the conversion and extension of the existing stable barn on the site to form a new detached four-bedroom self-build dwelling, with an integral double garage and home office.

The stable barns are extended to the south by a new single storey-entrance hall, that continues the roof line of the stable block. This new extension connects into a two-storey extension, running along the southern boundary of the site.

The two-storey element provides a generous open-plan kitchen, living, and dining space, with good links to the courtyard garden. Along side this there is a garage and staircase at ground floor.

At first floor there are three double bedrooms and a family bathroom. Two of the bedrooms have en-suites.

Within the stable conversion is a separate snug, accessed off the entrance hall. Through this is another double bedroom and en-suite. This arrangement allows the house to function as a four bed family home, but also as a three bedroom home, with a separate annexe style bedroom if required. Finally there is a garden store and home office located in the remainder of the stable barn.

The entrance hall has a utility space, WC and coats storage cupboard.

The new roof will match the existing pitch of the stable barn and will use similar roof tiles, ensuring visual continuity.

The rubble stone walls of the stable barns will be retained, with repairs and upgrades as necessary. All other new external walls will be finished with rubble stone to match the stable barn.

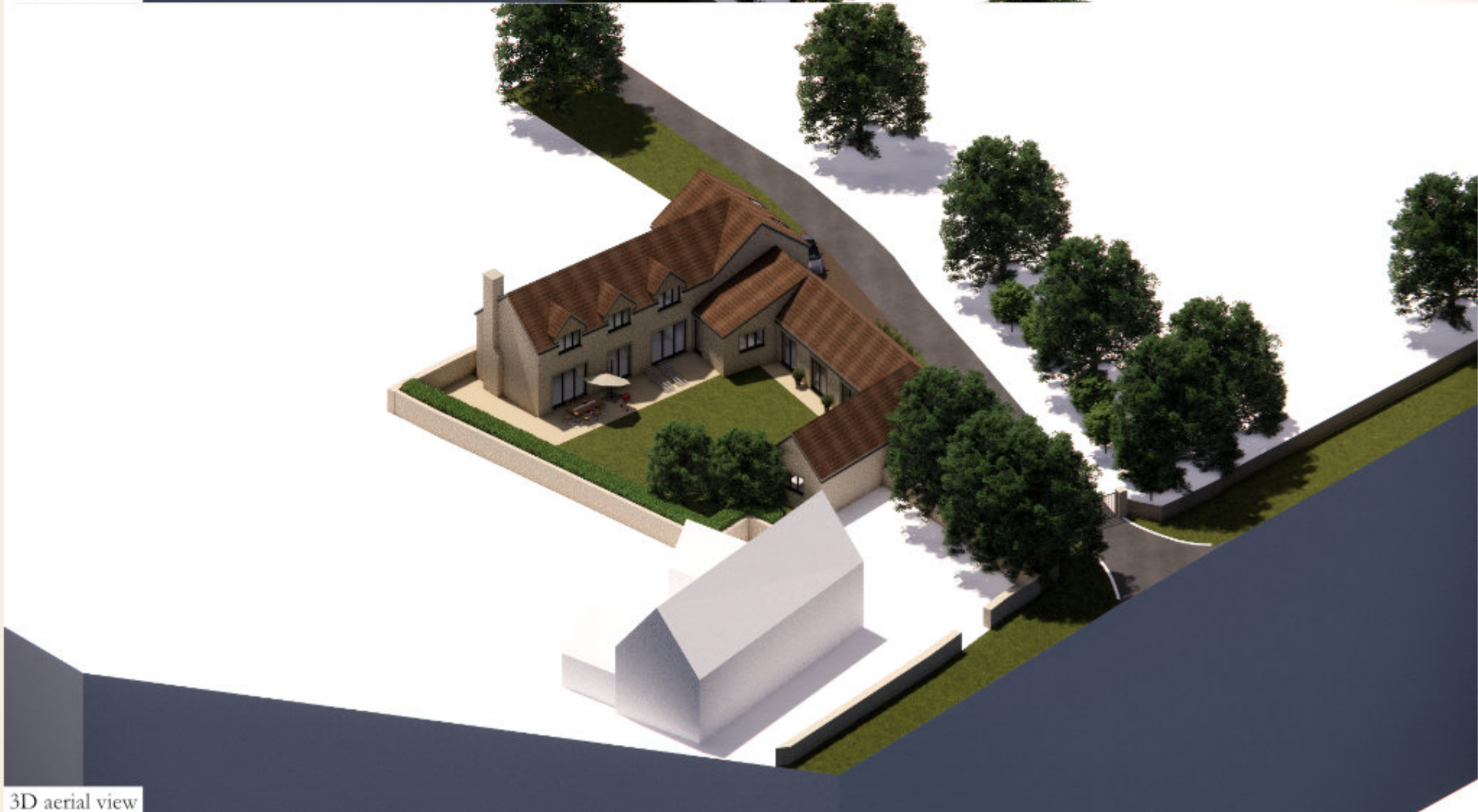
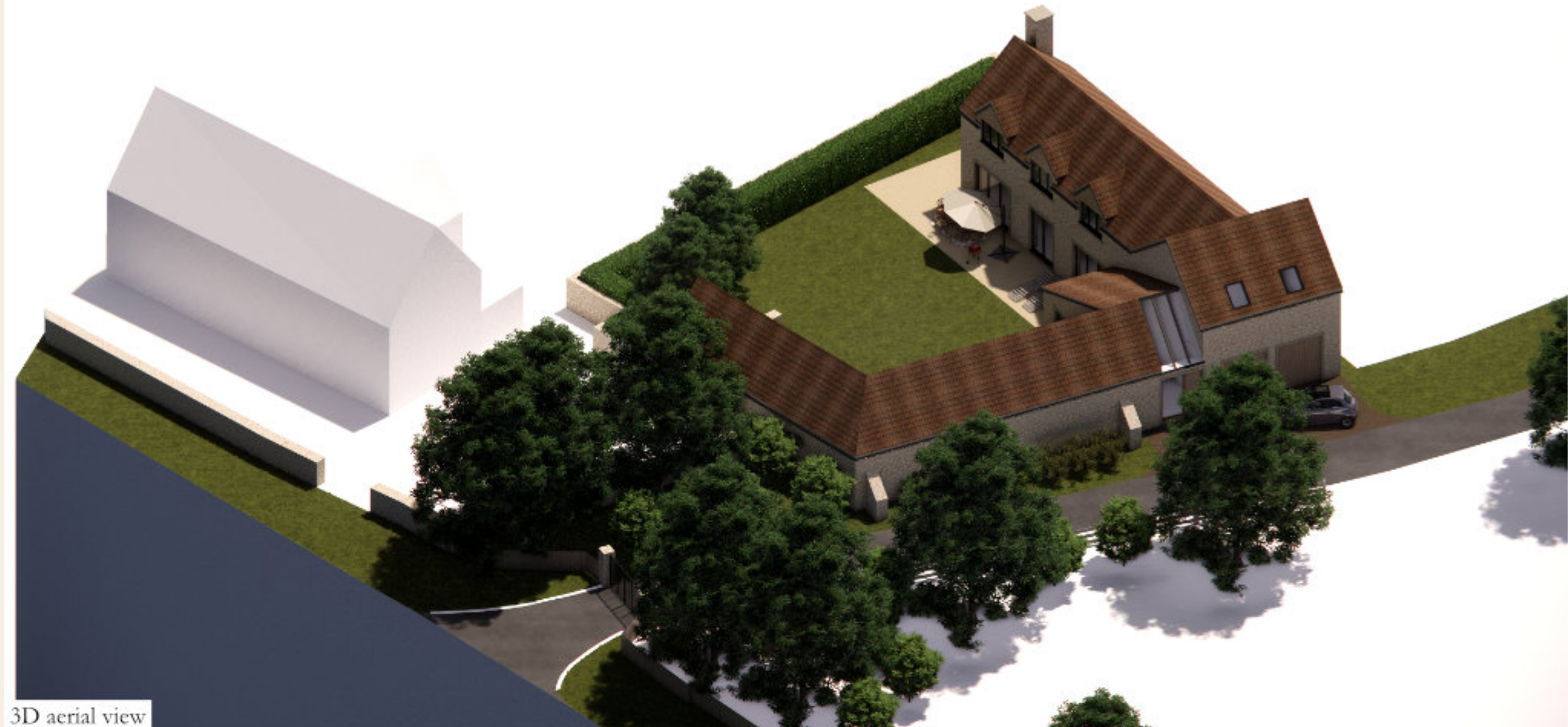
Internally, all retained stone walls and roofs will be upgraded with new thermal linings to achieve a well-insulated, airtight, and high-performing home.

Two parking spaces are accommodated within the double garage, with further parking available to the front. The garage will also include secure storage for bicycles and an EV charging point.

The existing vehicular access will be retained. The driveway will be formed using a permeable surface.

The landscape strategy includes retention and reinforcement of existing hedgerows with new native planting to provide effective screening.

Mature trees on neighbouring land have been surveyed and all development has been designed to respect root protection areas, ensuring their long-term preservation.



# SITE LAYOUT

The plan opposite illustrates the proposed layout of the self-build dwelling on the site.

The existing access road from Trowbridge Road will be retained and used for this development. Parking will be provided to the front of the dwelling and within the garage.

The grass verge along the front of the site will be retained and enhanced with new hedgerow planting. Existing trees and hedgerows along the access road will also be retained.

To the rear, the gardens will be improved with a new lawn and additional hedgerow planting along the eastern and northern boundaries. These measures will soften the edge of the development and provide ecological benefits. Two new trees are proposed in the northern corner to provide screening from neighbouring properties.

These landscaping improvements remove the unsightly weeded gravel and concrete yard, in favour of attractive lawns and landscaping enhancements with hedgerows and tree planting.

New paved areas will create space for outdoor seating and enjoyment of the garden. New boundary walls are proposed along the eastern and northern sides, with existing timber fences retained where suitable.

The extension is positioned one metre away from the southern boundary to allow flexibility for glazing along this elevation. Reducing this distance would require fire-rated glazing under Building Regulations.

The dwelling has been designed around a private courtyard garden, with all main living spaces overlooking this area. This approach maintains the character of the original stable barn and ensures that the view from Trowbridge Road remains largely unchanged.

The first floor of the two-storey extension includes bedroom windows facing towards Nos. 116 and 117 Trowbridge Road. However, these windows are located 22 metres from the first-floor windows of No. 116, so overlooking is not considered to be an issue.

The scheme is designed with bedroom and living spaces looking onto the private gardens and preserving the aesthetic mainly on the north and western sides of the site.

Dark skies approved lighting is provided throughout and shown on the plan opposite.



Proposed Site Plan

## SCALE

The proposed dwelling is of a typical residential scale, with ground floor ceiling heights of approximately 2.5 metres. This provides generous internal proportions while maintaining a modest overall building height.

The first floor of the two-storey extension is designed with lowered eaves—below a typical window head height—requiring

the use of dormer windows. This design approach gives the dwelling a traditional cottage character.

Internally, the roof pitch begins at 1.5 metres, which is the lowest practical level that still allows full use of the first-floor area. Two of the bedrooms, along with the stairwell, will feature vaulted ceilings to enhance natural light and create a greater sense of space. The remaining first-floor rooms will have flat ceilings at 2.4 metres, providing opportunities for loft storage above.

Overall, the ridge height of the proposed dwelling will sit approximately 1,150 millimetres lower than the neighbouring listed properties at Nos. 116 and 117 Trowbridge Road, ensuring the new building remains

subservient in scale and respectful of the surrounding heritage context, as shown in the site section below.

The existing stable barn will remain unchanged in its scale.



# MATERIAL IMAGES

The design adopts a sympathetic yet contemporary approach to materiality. Key elements include:

1. **Stonework:** Rubble stone to be retained on the stable barn and upgraded/re-pointed as required. New Walls to be rubble stone also to match existing.
2. **Timber cladding:** Used on the dormer windows as a lightweight material suitable for this location. Intention is to use hardwood cladding and for it to be sourced from local sawmills.
3. **Roofing:** Reclaimed roof tiles from the Stable Barn will be reused, supplemented with matching tiles where required. The new extension will be finished with similar tiles.
4. **Openings:** Windows and doors in slim-profile aluminium or uPVC frames, finished in a dark colour to provide a crisp, contemporary edge.
5. **Details:** Dressed stone or precast concrete surrounds to window heads, sills, and jambs, designed with slim, contemporary profiles.

This considered palette ensures the new dwelling sits comfortably within its rural setting, responding positively to the character of the existing barns and neighbouring properties.





Front entrance and garden view

## SUSTAINABILITY

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Sustainability is central to this development, with the design focused on delivering a highly energy-efficient, low-carbon home that is future-proofed and environmentally responsible. The scheme integrates passive design strategies, renewable technologies, and sustainable construction methods to reduce its environmental impact from the outset.

### Energy Efficiency & Renewable Technologies

The dwelling will feature a high-performance building fabric, designed to exceed current building regulations requirements (for carbon emissions) by at least 50% and significantly reduce operational energy demand. Target U-values include:

- Walls: 0.18 W/m<sup>2</sup>K
- Roofs: 0.11 W/m<sup>2</sup>K
- Floors: 0.13 W/m<sup>2</sup>K
- Glazing: 1.40 W/m<sup>2</sup>K (high-performance double glazing)
- Airtightness: Target of 5.0 m<sup>3</sup>/(h·m<sup>2</sup>) or better

The dwelling will be equipped with an Air Source Heat Pump (ASHP) to provide low-carbon space heating and hot water.

LED lighting will be used throughout to ensure low energy consumption and minimal maintenance.

### Sustainable Living & Future-Proofing

The development promotes long-term sustainability through design features that support low-carbon living:

- EV charging points will be installed for each dwelling, encouraging the use of electric vehicles.
- Optimised building orientation ensures roofs are suited to the installation of photovoltaic (PV) panels, ideally facing south or west.
- Glazing and shading strategies will mitigate overheating risks without over-reliance on active cooling systems.
- Material selection will prioritise natural, sustainable options—such as UK-sourced timber—while limiting the use of non-renewable or high-carbon materials.
- The dwelling will be fitted with low-flow fixtures to reduce water consumption.

Together, these measures ensure the proposed development meets high environmental standards, contributing to wider climate resilience and sustainable community goals.

# ACCESSIBILITY

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The dwelling will be designed and constructed in accordance with AD Part M of the Building Regulations, ensuring it meets the accessibility standards required for a Category 1 – VISIBLE Dwelling. The following design features will be incorporated to meet these requirements:

## Access and Approach:

The dwelling will be accessible from the curtilage or the building containing the dwelling, with a firm, level, and slip-resistant surface for approach. The most likely point of alighting from a car will allow easy access to the dwelling.

## Entrance Storey Accessibility

Visitors will be able to access and use the habitable rooms and a WC within the entrance storey, or the principal storey where the entrance storey does not contain a habitable room. Access between habitable rooms and the WC on the entrance storey will be step-free, providing ease of movement.

## Door and Circulation Space

External doors will have low thresholds (no more than 15mm) and will be wide enough to accommodate a wheelchair (typically 800mm or more). Internal doors will have a minimum clear opening width of 750mm, providing ample space for wheelchair users or those with mobility aids. Circulation space will be adequate to ensure comfortable movement around the dwelling, with sufficient turning space in habitable rooms, bathrooms, and circulation areas.

## Sanitary Accommodation

Where a WC is located on the entrance storey, it will be spacious enough to accommodate a wheelchair user, with an accessible route and sufficient room for manoeuvre within the room.

## Wall-Mounted Switches and Socket Outlets

These will be reasonably accessible to people with reduced reach, positioned at appropriate heights for ease of use.

## Lighting and Signage

Sufficient lighting will be provided throughout the dwelling, with switches positioned between 900mm and 1,200mm above floor level for accessibility.

By incorporating these features, the dwelling will be designed to offer maximum accessibility and comfort for all users, ensuring it complies fully with the requirements of AD Part M.



3D Visual looking towards along access road



3D view of north side of new extension

## AMOUNT

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The gross internal floor areas for the dwelling is set out as follows:

Ground floor = 170 sqm / 1830 sqft

Garage = 36 sqm / 388 sqft

First floor = 105 sqm / 1130 sqft

These areas are typical of high-quality family homes in a rural village context and are consistent with the scale and character of other properties in the locality. The dwelling exceeds the Nationally Described Space Standards, ensuring generous, comfortable accommodation suited to modern living.

# DETAILS

## Ecology

A Preliminary Ecological Appraisal and bat surveys have been undertaken to support the proposed conversion and extension of the former stables at Palmer's Close, Hilperton.

The site has limited intrinsic ecological value and is not subject to any statutory ecological designations. The stable building was assessed as having potential to support bats, and further surveys were undertaken. While no roosts were recorded during emergence surveys, opportunistic use of the building by bats was identified later in the survey period.

As a result, works to the building will be carried out under a Natural England licence, with appropriate mitigation and ecological supervision. This includes the provision of a dedicated bat loft within the proposed development. No evidence of other protected species was recorded, and standard precautionary measures are recommended.

The proposals also incorporate ecological enhancements, including bat roost provision, sensitive external lighting, and integrated bird nesting features. Subject to these measures, the development can be delivered without adverse ecological impact.

## Drainage

A sustainable approach to the drainage on the site will be followed.

The finished dwelling will feature low-flow water fixtures to reduce water consumption. Sustainable drainage systems (SuDS), including permeable surfaces and potential rainwater harvesting, will be implemented to prevent excess run-off and enhanced water management.

## Surface Water

For surface water, a percolation test will be carried out to ascertain the suitability of a soakaway. On the basis of this, a full detailed design can be prepared and secured by way of a planning condition attached to any approval.

If a soakaway is possible, then the area under the garden would be ideal for this.

Rainwater harvesting will be utilised also to provide a water supply for gardening.

## Foul Water

It is proposed that the new dwelling will connect into the existing sewer network that is available within Trowbridge Road. Consultations with the local sewer owners will be carried out to confirm this.

## Arboriculture

An Arboricultural Report has been prepared to assess the impact of the proposed development on trees within and adjacent to the site at Palmer's Close, Hilperton.

The survey identified a range of trees of varying quality, including several protected by a Tree Preservation Order. The proposed layout has been designed to respond positively to these constraints, with the development largely located outside the Root Protection Areas of retained trees. All existing trees are proposed to be retained, with no removals required.

Minor mitigation measures are proposed, including protective fencing, temporary ground protection where limited access is required within one Root Protection Area, and a small canopy reduction to provide appropriate clearance from the building. Subject to the implementation of these measures and the Arboricultural Method Statement, the development can proceed without harm to retained trees.

New native hedgerow and shrub planting will be introduced around the garden boundary. These will be positioned strategically to provide privacy for residents and to soften the visual impact of the development, helping it blend with the surrounding landscape.

Gardens will be laid to lawn, offering functional and attractive private amenity spaces.



Site section showing west elevations



3D View looking towards 116 Trowbridge Road

## CONCLUSIONS

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The proposed development represents a thoughtful and well-considered conversion that preserves the integrity and appearance of the existing stable barn while introducing high-quality contemporary living accommodation. The design maintains a subservient scale to the adjacent listed cottages at Nos. 116 and 117 Trowbridge Road, ensuring their setting and character remain unharmed.

The scheme makes effective use of a redundant building within the settlement boundary, supporting sustainable patterns of development and contributing to local housing need. It incorporates a robust sustainability strategy including high levels of insulation, an air source heat pump, provision for photovoltaic panels, and water-efficient design features.

Existing trees have been carefully assessed, with all works designed to respect Root Protection Areas and safeguard the wider landscape. New native planting and garden improvements will further enhance biodiversity and visual amenity.

In summary, the proposal delivers a contextually appropriate, energy-efficient, and environmentally sensitive self-build dwelling that responds positively to its surroundings and aligns with the objectives of the Wiltshire Local Plan and the National Planning Policy Framework. It will bring a redundant structure back into use, reinforce the character of Hilperton's built environment, and make a valuable contribution to the village's ongoing evolution.