

D R Mills & Associates

CHARTERED BUILDING SURVEYORS

Design & Access Statement

206 Chantry Gardens,
Southwick,
Trowbridge,
BA14 9QX

Job Reference: 3850

Date: December 2025



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Design and Access Statement:

1.00 Background:

- 1.01 This planning application has been prepared by D. R. Mills & Associates on behalf of the Client, Mr. P. White and is being submitted to Wiltshire Council.
- 1.02 This application relates to 206 Chantry Gardens which is a semi-detached 1960s property located in Southwick, Trowbridge. The property consists of red brick and render walls. There are uPVC windows and doors throughout and concrete tiles to the pitched roof. There are front and rear gardens to the property and an adjoining garage to the side of the property.



Map: 206 Chantry Gardens, Southwick

2.00 Design:

- 2.01 Amount of Development: The proposed alterations include a new two storey side extension and single storey rear extension and associated internal layout alterations. Internal layout alterations will include increasing the ground floor living space as well as introducing an additional Bedroom and Ensuite to the first floor.
- 2.02 Layout: The existing layout of the property consists of an Entrance Porch leading to the Hall, Living Room, Dining Area and Kitchen at ground floor level – with an adjoining Garage. To the First floor there is a Landing, 3No Bedrooms and a Bathroom.
- 2.03 The proposed layout of the property is to consist of the following:
- At ground floor there is to be an Entrance Hall, Living Room, Snug, open plan Kitchen/Dining Area and Lounge Area, a Utility and WC. At first floor the layout is to consist of 4No Bedrooms, Bathroom and Ensuite/Changing Room.
- 2.04 The overall footprint of the building is due to be increased via the extension. The existing footprint of the property is 68.86m². Following the extension to the ground floor the proposed footprint is to be 110.34m².
- 2.05 Landscape: The rear garden is to be reduced in size due to the rear extension. However, the rear garden will continue to provide a decent sized area for the residents. Side access to the garden is to be retained.

- 2.06 Appearance: As viewed from the front of the property, the additional two storey extension is to be in keeping with the host dwelling by utilising concrete tiles, a combination of render and brick walls and uPVC windows. The side elevation is to consist of Brickwork and a gable end to match the existing profile of the property. The rear of the property is to have the additional single storey extension with render and brick walls and uPVC windows and doors with a flat roof over.

3.00 Access:

- 3.01 The existing front access to the property is to be obtained by a new entrance door to the Hall rather than from the side elevation. Access to the rear of the property is to be maintained beside the new extension.
- 3.02 The parking arrangements to the property are to remain unchanged. There is currently a driveway (room for three cars) and on-street parking.