

Extension/ Alterations
111 The Hollow,
Corsley,
BA12 7PD

Job Ref: 4517

December 2025



DESIGN & ACCESS STATEMENT

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1 Introduction

- 1.1 AB Architectural Design Ltd. have been instructed by Mr & Mrs S. Bennett to prepare and present an application for the Extension and Alteration of 111 The Hollow, Corsley, BA12 7PD “the existing building”, to create a family home with an improved master bedroom suite, together with associated works.
- 1.2 The Site’s redline boundary follows the curtilage of 111 The Hollow and is within the settlement development boundary of Corsley which is designated as a “larger village” under the Wiltshire Local Plan
- 1.3 The property is not within Article 2(3) designated land and there are no known Article 4 directions on the property.
- 1.4 This statement has been prepared to understand the existing site materials and the proposed designs and material choices and is to be read in conjunction with:

AB Architectural Design Ltd – Drawings:

4517 - AL(1)01 - site location

4517 - AL(1)02 - Existing and Proposed Site plans

4517 - AL(1)03 - Existing and Proposed Floor Plans & Elevations

2 Background

- 2.1 The property is an attractive mid C20 double fronted detached building, it has a traditional gabled roof and a broadly rectangular form. The property sits in a good-sized plot which slopes from South to North.
- 2.2 111 The Hollow sits to the North of the Large village of Corsley Heath which isn't subject to any Article 4 Directions.
- 2.3 The property has residential properties to the South with agricultural fields to the East, West with a residential garden and ancillary buildings to the North within the sites redline boundary. Properties in Corsley vary in scale, and comprise a mixture of detached, semi-detached, & terraced houses and bungalows.
- 2.4 The property is served by an existing site entrance off The Hollow.
- 2.5 The proposed site is in no way Listed.
- 2.6 111 The Hollow has been subject to previous planning applications as outlined below:
- Proposed Loft Conversion – W/12/02132/FUL – Approved 2013
Proposed Side Extension – 14/07369/FUL – Approved 2014
Conversion of existing garage to gymnasium and erection of attached building to contain swimming pool. Erection of replacement garage and attached conservatory – 15/07348/FUL – Approved 2015
- 2.7 The property is currently set up as a four-bedroom dwelling and the proposals are designed to enlarge the master bedroom.
- 2.8 The property is constructed with the following materials:
- Walls:
- Stonework
 - Timber cladding
 - Render..

Roof:

- Concrete tiles to main house

Windows/ Doors:

- UPVC double glazed.

Rainwater Goods:

- White UPVC Rainwater goods

2.9 Images of the property are below:



North Elevation



West elevation

- 2.10 Due to the distance and relationship between the application site and neighbouring buildings; it is unlikely to result in unacceptable loss of light or be overbearing to the neighbouring amenity and this has been considered in the proposed designs.
- 2.11 The proposals have been assessed in relation to the Wiltshire Core Strategy, The National Planning Policy Framework (NPPF), and other supplementary planning documents.

3 Proposals/ Brief

- 3.1 The brief from the client was to extend the Master bedroom over the existing roof terrace to the North of the property to create a master bedroom suite
- 2.1 The proposed development includes an extension over the existing single storey extension (Approved 2014) to the existing dwelling including a second storey side extension with internal alterations to improve the flow.
- 2.2 The second storey side extension will be set below the existing building line with a reduced ridge height and eaves height to be subservient yet in keeping with the principal dwelling. This extension also does not exceed half of the width of the house and maintains a gap along the boundary for access and maintenance.

Scale and Appearance:

- 2.3 The proposed extension is in scale to the host dwelling yet subservient to maintain the original building layout.
- 2.4 The side extension will carry through materials to match the existing house and the proposed designs.
- 2.5 The new windows will be double glazed UPVC.
- 2.6 Further details are available on the following drawings:
- 4517 – AL(1)01 – Site Location plan
 - 4517 – AL(1)02 - Existing & Proposed site plans
 - 4517 – AL(1)03 – Existing and Proposed Floor plans and Elevations

3.14 Access:

The proposed access into the property is via a single stepped access and this will remain.

4 Materials

3.1 The Material choices for the extension have been determined to offer high quality contemporary details that complement the existing building materials.

Wall finishes:

- Timber board cladding to match existing

Roof finishes:

- Plain concrete to match existing
- UPVC barge/ fascia/ soffits (Grey)
- PV panels for electricity generation

Doors:

- N/A

Windows:

- Proposed windows to match existing UPVC (Colour TBC)

Rainwater goods

- UPVC half round gutters (Colour TBC).

Example Materials are outlined below:



Walls – Timber cladding
to match existing (Will silver over time)



Roof – Plain concrete tiles
to match existing



Soffits/ fascia/ barge - UPVC
Colour (Grey)



Rainwater goods - UPVC
(Colour TBC)



Window – UPVC
(Colour TBC)

5 Conclusion

- 5.1 The proposals have been carefully designed to a high standard using materials to match the existing where appropriate and not compromise the quality of this area and without causing harm to the existing residential amenity.
- 5.2 Principle of development: In principle, the changes proposed satisfy the relevant planning policies within the adopted local plan and NPPF.
- 5.3 Highways and access: The proposals have no impact on the requirements from a highway's perspective.
- 5.4 Material selection: The materials have been chosen to respect and reflect the context of the site and existing house.
- 5.5 Scale and Massing: The proposed development has considered the street scene and how the new extension will help improve the property and neighbouring properties in the immediate area and that it is subservient to the existing property in a style to match the property.
- 5.6 Summary: The proposal meets the requirements of the brief set by the client which aims to improve the existing building fabric and improve the property for future generations; accordingly, we trust that Wiltshire Council will determine that the application can be approved.