

DESIGN AND ACCESS STATEMENT

relating to an

HOUSEHOLDER APPLICATION FOR PLANNING PERMISSION

for

PROPOSED GARDEN STUDIO TO BE USED AS AN ANILLARY ANNEXE

at

5 BOWDEN HILL, LACOCK, CHIPPENHAM, SN15 2PW

Ref: 4455.STAT.REV.B

DOLMAN

Tel: 01380 729456

Email: info@dolmansurveyors.co.uk

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Revision A - January 2026

Revision B - January 2026

Design and Access Statement relating
to 5 Bowden Hill, Lacock, Chippenham, SN15 2PW

1. Site Analysis

5 Bowden Hill is a dwelling located in the small village of Bowden Hill to the East of Lacock. It is located to the North of the Bowden Hill Road, and to the West of Bewley Common. The dwelling is located to the South-East of the site.

It is located within the Bowden Hill Conservation Area.

It is located outside of the Spye Park SSSI, but within the Impact Risk Zone for the Spye Park SSSI. As the development is a small householder application for a garden studio it will cause minimal impact and therefore the Natural England website advises that the Application will not require a consultation with Natural England regarding the impact to the SSSI.

It is not located within a National Landscape; however, it is located within a Wiltshire Special Landscape Area.

The dwelling at 5 Bowden Hill has been located on the site since the 19th Century but has been altered significantly with various alterations and additions. These include granted Planning Applications N/10/03753/FUL for the replacement of a flat roof on an existing extension to a pitched roof, N/12/01535/FUL for a two-storey side extension, N/12/01536/CAC for the demolition of an existing single storey extension, 18/05085/FUL for New Limestone Ashlar cladding to rear elevation and 19/03889/FUL for a side extension and veranda.

The site is not located in Flood Zones 2 or 3, there is a potential for surface water flooding due to the proximity to the existing stream, this is mitigated by raising the proposal off the ground.

2. Proposed Development

It is proposed to provide a cedar clad Garden Studio to the North-West of the site, within an area surrounded by trees and next to an existing stream. The proposed building is to be used as an ancillary annexe, for the enjoyment of the applicant and their family on a daily basis.

3. Design Justification

The Proposed Garden Studio is located to the North-West of the site, away from the Existing Dwelling, within an area of the garden surrounded by trees with a view over the existing stream. The studio is proposed to be used as an addition to the main dwelling; allowing an additional room and facilities for the applicant and their family, and a place to sit and spend time in the garden.

It is proposed to be a timber structure, elevated off the ground and supported by screw piles, providing a suitable construction method near to the existing trees and mitigating any flood risk to the proposed garden studio and preventing increased flood risk to any other surrounding buildings. The building is to be clad with horizontal cedar boarding, and the roof is to be clad with cedar

shingles. The building has an external walkway to the South and East for access and provides a place to sit.

The Studio will not be visible from the West, South and East due to the surrounding vegetation and the existing dwelling. It will be visible from the field to the North, which is accessible via footpath LACO18; it will not be visible from any nearby dwellings.

The proposed building is minimal in size and designed to blend into its garden setting. It is elevated off the ground ensuring a 'light touch' to the existing landscape. The building is clad in cedar which will naturally weather to a light grey which will allow the proposed garden studio to blend into the surrounding landscape.

4. Access Statement

The access provision for this proposal is neutral, there is no change to the access of the site or the existing dwelling, the proposed studio is accessed via a gently sloping garden and steps. If required in the future, a shallow ramp could be provided to compliment the stepped approach.

5. Conclusion

The proposal will meet the needs of the Applicant providing an attractive in keeping garden studio, providing an additional room (and WC and tea making facilities) for the residents of the dwelling, allowing an additional room for ancillary use and a place to sit and enjoy the attractive garden. The proposal is not intended to be used for business use or as an Airbnb.

The studio is only visible from the nearby footpath to the North; it is screened from most directions and will not be visible from any neighbouring properties. The studio is designed to have a 'light touch' to the landscape and fit in with its surroundings; it has minimal impact upon the large garden, the existing dwelling, the surrounding Conservation Area, or Wiltshire Special Landscape Area.