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Design & Access Statement

Application for Householder consent to alter and extend the existing dwelling:

At:

2 Strawberry Hill, West Lavington, Devizes. SN10 4LY



View of the principal, (south-east) elevation of 2 Strawberry Hill, seen from the east.

Introduction:

We are instructed by the applicant, Mr & Mrs Toogood, (James & Catriona) to seek consent for a single-storey extension and associated alterations to the existing dwelling known as 2 Strawberry Hill.

The application property:

2 Strawberry Hill is a rather uninspiring 1960s Chalet-style bungalow located within a generous domestic curtilage of approximately 0.13 Hectares where Strawberry Hill joins White Street. The plot slopes away towards the east, hence the step in the rooflines.

The original bungalow has been previously extended to provide additional bedroom accommodation, but the property has no decent-sized kitchen and associated dining & play space suitable for a family. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Photos of the property are shown below:



View of the entrance elevation of the application property when approaching from the parking spaces. The path to the front door, (on the south-west side) can be seen on the left of the photo.



View of the part of the property where the proposed extension is to be introduced. The doors to the right would be removed to create an open-plan kitchen & dining area, and the window in the centre of the view would be removed and opened-up to create a way through into the sitting room.

The proposal:

The application proposal is to create a much-needed open plan family space that links the current sitting room with a relocated kitchen and dining space, [REDACTED]

[REDACTED]
[REDACTED]

The proposal is also an opportunity to enhance the appearance of the rather uninspiring architecture of the property whilst creating the improved accommodation essential for the specific needs of the family.

The proposal therefore seeks to add a single-storey extension to the southern, (principal) side of the existing dwelling at the point where there is a natural step back in the footprint of the building. In addition, there would be a set of glazed doors in the south-east elevation of the sitting room, to replace an existing window. This would significantly improve the connection of the main living spaces with the domestic garden by providing a level threshold on to a patio/decked area.

Amount of floorspace:

The existing gross-internal floor area is 193m².

The proposed extension would add 18m² of gross-internal area, making a total of 211m², representing an increase of only 9%.

Scale:

There would be no increase in height in the dwelling. The proposed eaves height of the extension would be similar to the existing, lowest eaves levels, and its ridge height would be below existing ridge levels.

Appearance:

The architectural character of the existing dwelling is very basic and typical of late 20th century domestic suburban-style bungalows and chalet bungalows.

The proposed extension would respect the existing facing materials of render, brickwork and profiled dark tiles, and would introduce an interesting corner window arrangement that would provide visual interest and a much-needed focal point when approaching the property.

Access:

The driveway access and car parking for 3-4 cars would remain unchanged.

Landscaping:

There would be improvements to the soft and hard landscaping as a response to the form and function of the extension and the new sitting room doors.

CIL:

We believe that there would be no requirement for a CIL contribution as a result of the additional accommodation because the floor space created would only be 18m².

Summary:

This proposal represents a sensitive and architecturally appropriate addition to the existing dwelling, which will provide specific, essential spaces to significantly improve its use as a family home for Mr & Mrs Toogood, whilst also significantly improving its appearance, setting and character without harming the amenity of nearby properties.

Howard Waters *RIBA*

BA; B.Arch; MSc. (Conservation of Historic Buildings)

2nd January 2026