

DESIGN STATEMENT

Design Statement

Proposed extension and
reconfiguration of office with
addition of storage unit and
solar PV at:

Hangar 45
Yatesbury
Calne
Wiltshire
SN11 8FA

Carroll Holdings Limited

AA.24.13

Armstrong
architecture

Introduction

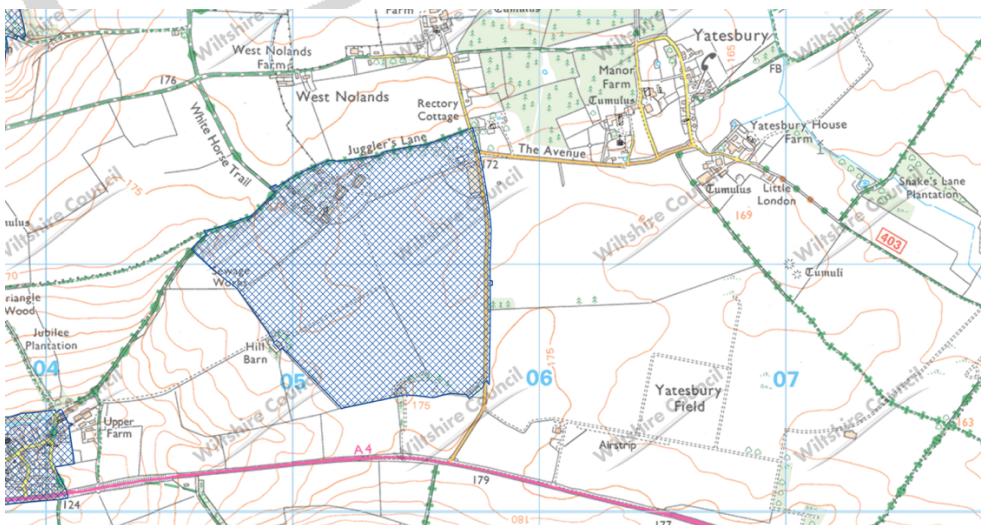
This Design Statement is prepared on behalf of our client Mr Carroll of Carroll Holdings Limited, in support of their Planning Application for the proposed extension & reconfiguration of office space with addition of a storage unit and solar PV at Hangar 45, Yatesbury, Calne, Wiltshire, SN11 8FA.

Application Site



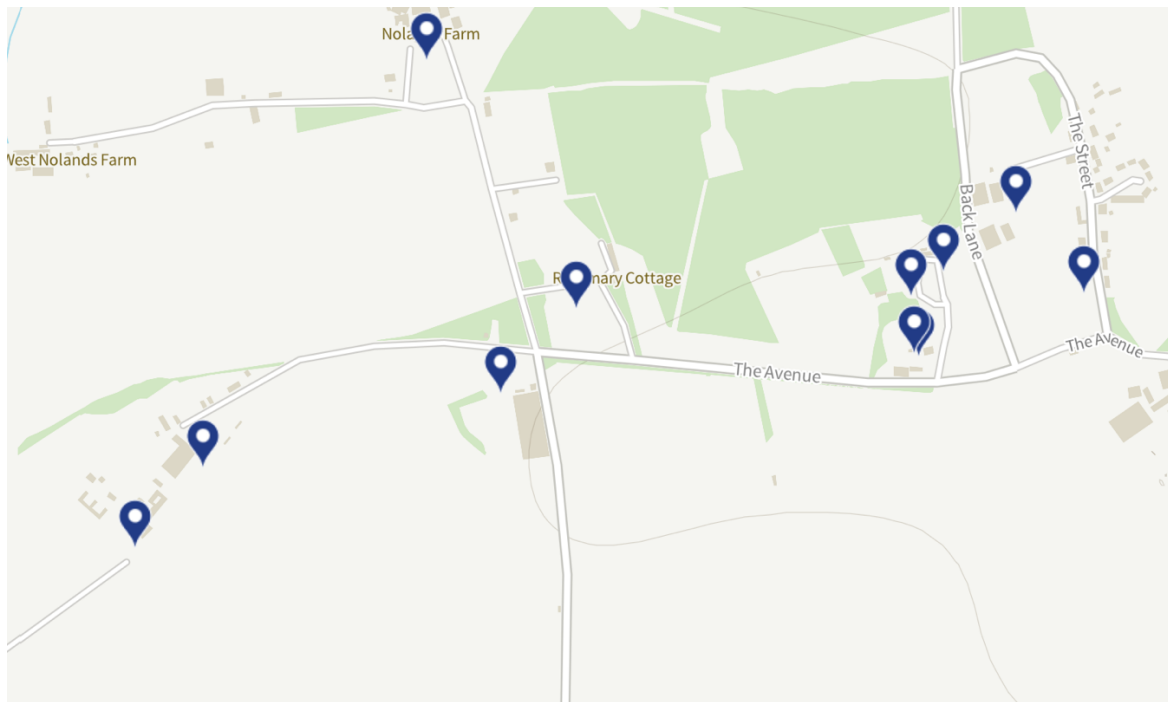
Site Aerial Image. Image: Google Earth, 2025

The application site; Hangar 45 occupies a 1.59 Hectare site and is located to the western edge of the village of Yatesbury. The application site is within the eastern edge of the Yatesbury Aerodrome Conservation Area, which was designated by North Wiltshire District Council in 1998. formerly known as RAF Yatesbury, The Yatesbury Aerodrome Conservation Area was used as a Royal Air Force Station from 1916 to 1965.



Yatesbury Aerodrome Conservation Area (hatched blue) Image:wiltshire.gov.uk

Hangar 45 is a former World War II hanger, now restored and converted for industrial use. Hangar 45 is not Listed, however remains of World War I hanger located directly to the north of the application site are Grade II Listed. There is also a cluster of now dilapidated former RAF buildings approximately 400m west of the application site, several of which have been designated Grade II Listed status. The fields to the south and west of the application site which were used as airfields, specialising in training Corps Reconnaissance pilots, have now been reverted to agricultural use.



Listed Buildings within proximity. Image: histoicengland.org.uk



Hangar 45 2005 before restoration works. Image: geograph.org.uk

Historic Mapping



Image: 1898-1939 OS 25" 1st Edition

The image above is an extract from the 1898-1939 OS 25" 1st Edition mapping, which was produced before Hangar 45 was built during World War II.

Planning History

According to Wiltshire Council's historic planning records there have been 10 no. previous planning applications dating from 1998-2010. Most of the applications relate to the site's industrial and commercial usage, however in 2006 an application was approved to change the use of the hangar to residential creating 29 live/work units. The change of use approval was then renewed in 2010, however the site was never developed and continued to be used for industrial purposes to present day. The largest current occupiers of Hangar 45 are a company called LeRoc Products, who are pre-cast concrete manufacturers.

Proposals

This planning application can be separated into three elements; 1. The proposed extension and renovation of the existing office, 2. The proposed additional storage unit, and 3. The implementation of Solar PV to the roof of the original hangar.

1. Extension and Renovation of the Existing Office

The existing office is currently not fit for purpose, with an impractical internal layout, a deteriorating condition and poor functionality. The proposals seek to address these issues, by revising the layout to improve office circulation and functionality. New window openings will improve natural light in the building and take advantage of the panoramic views across the surrounding countryside. The

external walls will be insulated internally to increase the thermal efficiency of the building and make a more comfortable environment for the office staff. The existing orange render is proposed to be removed to reveal the original texture of the red brick walls, which will be repaired and re-pointed where necessary.

The proposed 7 x 4m extension of the office will create a new inviting reception and waiting area to the ground floor, whilst on the first floor it will create a new office separate to main the open plan office area. The extension will be clad in a vertical corrugated metal, which is hard wearing for the buildings exposed position and will reflect the industrial use of the building. The extension will be encapsulated by the original steel girders on the site, as a feature and as homage to the sites original use.

The much-needed improvements and modernisation of the office will create a vibrant workspace for the employees and clients of LeRoc. The proposals are sympathetic and complimentary of the existing structure and additional glazing will offer inspiring views to its occupants.



CGI – Proposed extension and external treatment of original office. Image: Armstrong Architecture.

2. Proposed Additional Storage unit

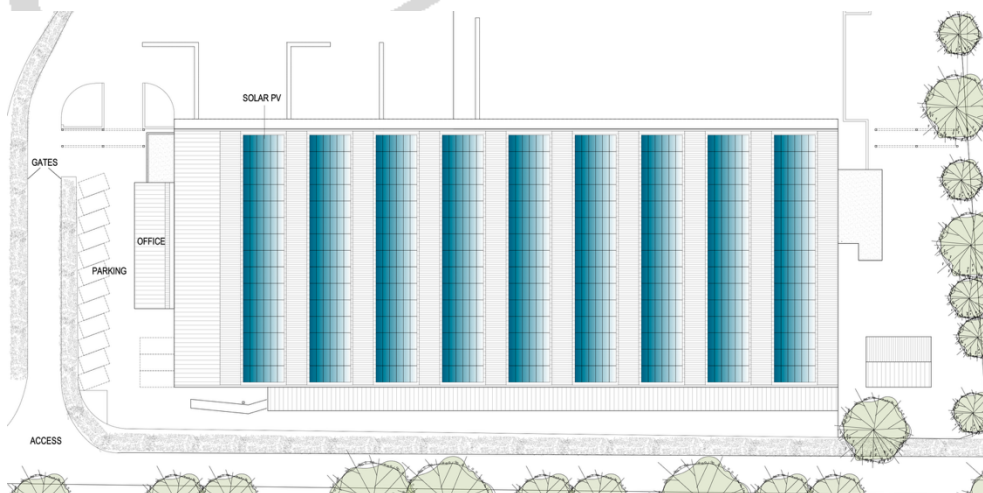
The proposed additional storage unit will be located on the western boundary of the application site. The 18 x 9m unit is required for covered storage of plant machinery. The unit is to be traditionally constructed with a steel portal frame, blockwork walls up to door head level, with vertical steel cladding up the eaves, the roof will be clad in powder coated metal roof sheeting.



Proposed front and side elevation of proposed storage unit. Image: Armstrong Architecture.

3. Implementation of Solar PV to Hangar

The final element of the application is the implementation of solar PV to the south facing roof slopes of the existing hangar building. The existing roof of Hangar 45 provides an excellent opportunity for the installation of photovoltaic (PV) panels. The large surface area, orientation, and minimal shading make it well suited for on-site renewable energy generation. The introduction of PV panels would contribute to a reduction in the site's overall carbon emissions, lower operational energy demand from the national grid, and support national and local objectives for sustainable development.



Indicative PV solar array. Image: Armstrong Architecture.

The panels would be installed flush with the roof profile to ensure minimal visual impact and to preserve the industrial character of the building. The Office roof and first south facing roof of the hanger building have been deliberately left clear of PV panels in order to address the potential of solar glare on the approach to Hanger 45 from the A4, which is the primary access road to the village of Yatesbury. Through this means the panels will remain completely hidden from view as demonstrated.



Site Aerial Image. Image: Google Earth, 2025

Relevant Planning Policy

1. National Planning Policy Framework (NPPF – Current Version)

The National Planning Policy Framework (NPPF) provides the overarching policy context for all planning applications in England. The proposal at Hanger 45 aligns with the following key objectives:

a) Sustainable Development

The NPPF promotes sustainable economic growth by supporting development that improves the effective use of land, particularly within existing developed sites.

This proposal represents the efficient reuse and enhancement of an established commercial building, avoiding unnecessary greenfield development and making best use of existing infrastructure.

b) Supporting a Prosperous Rural Economy

The NPPF supports the sustainable growth and expansion of businesses in rural areas. The extension and storage unit enable the continued and improved operation of an existing business at Yatesbury, supporting local employment and economic activity.

c) High Quality Design

The NPPF requires development to be well designed and to respond positively to local character.

The proposed works are:

- Functional and proportionate
- Subordinate to the main hangar
- Appropriate to the established industrial/aviation character of the site

d) Climate Change and Renewable Energy

The NPPF strongly supports:

- Energy efficiency
- Low-carbon development
- Renewable energy technologies

The proposal's inclusion of roof-mounted photovoltaic panels directly supports this objective.

Conclusion

The proposals for Hangar 45 in this planning application seek to improve and enhance the aesthetic and functionality of the existing structure and create a better environment and usability for the staff and clients of the business.

The proposals are sympathetic and subservient to the original structure. The implementation of renewable energy will ensure the proposal is a sustainable development.