

**DESIGN AND
ACCESS STATEMENT
For**

A NEW SINGLE STOREY EXTENSION

at

**21 BROADWAY,
WARMINSTER,
BA12 8EB**

JANUARY 2026

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at
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WARMINSTER BA12 8EB

APPLICANT:

Ed and Jojo Barbosa
21 Broadway
Warminster
BA12 8EB

SITE:

21 Broadway
Warminster
BA12 8EB

PROJECT:

Erection of a new single storey side extension

THIS APPLICATION:

This application should be read in conjunction with the drawings and photographs provided.

DRAWINGS:

The following drawings are provided as part of the application:

2025/ 02	Ground Floor Plan, As Existing
2025/ 03	Elevations, As Existing
2025/ 10	Ground Floor Plan, As Proposed
2025/ 11	Elevations, As Proposed
2025/ 12	Site Plan As Existing & As Proposed

Statement of Intent

21 Broadway is a detached single storey, three bedroom property with brick, stone and rendered external walls and concrete tiled roof with a single storey flat roof extension to the rear. The property is located within the town of Warminster, within a residential area, with off-street parking and garage to the east and gardens to the front and rear. The existing layout consists of an entrance hallway, lounge, kitchen, bathroom/WC, three bedrooms, boot room/utility to the rear and detached garage.

There is a need to improve the general layout and use of the property for a growing family, to include alterations to the kitchen and dining areas and improved facilities for a new master bedroom. Therefore, the construction of a new single storey extension to the side of the property is required, replacing the existing modern flat roof extension and redundant garage.

The new extension is to be of traditional construction with brick walls to match the front elevation with pitched roof and concrete tiles to match the main house. The new extension will greatly improve the use and appearance of the property whilst having no detrimental impact on the adjacent properties.

Significance

Low – The site is within a residential area of Warminster, it is not listed and is outside of the Warminster Conservation Area.

Planning History

- There is no previous planning history for this property.

DESIGN CONSIDERATIONS

Design & layout

- Both the design and layout of the proposed extension is intended to be simple and not overpowering within its setting.
- Internal alterations are also proposed to improve the layout of the property to make the best use of space.

Scale

- The scale of the extension has been designed to have minimal impact on the views from neighbouring properties.
- The side extension has been positioned to reflect the form and scale of the existing pitched roof to the main house.
- The volume of the existing single storey extension and garage is to be removed and the overall proposed volume of the property will be slightly greater with the introduction of the single storey side extension.

Appearance

- A traditional approach to the design of the extension has been adopted to ensure it is in keeping with the neighbouring properties. The proposed materials to the new single storey extension include brick walls and concrete tiles (to match the main house) with slim line aluminium windows and doors.

Access

- Access to the site is to remain as existing and parking to remain on the driveway.

SUPPORTING INFORMATION

Appendix A: General Photographs – As Existing

APPENDIX A

General Photographs – As Existing



Image 1 – South Elevation (Front) As Existing



Image 2 – South Elevation (Front) - Garage As Existing

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Images 1 & 2

January 2026



Image 3 –North Elevation (Rear) As Existing



Image 4 –North Elevation (Rear) & Garage - As Existing

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Images 3 & 4

January 2026