

Design and Access Statement

5 Mead Villas,
Box,
Corsham,
SN13 8NJ



Existing Front street view

November 2025

Introduction

This application seeks to bring forward a redesign of a previously approved scheme, which significantly reduces the scope from what was originally approved. What once was a scheme for a 3-storey side extension and demolition of existing garage is now sought to be a modest conversion of the existing garage with a minor raising of the roof to accommodate the proposed space.

This property is surrounded by a mixture of developments. Several properties within the vicinity have been extended and it is not considered that the proposals would appear out of place.

This property is situated within the Box Conservation Areas and Cotswold Area of Outstanding Natural Beauty. The site sits wholly within the Green Belt. It is noted that a Grade II Listed building is sited approximately 25m to the Southwest, Grade II Bear Cottages is located approximately 44m to the West.

The conversion of existing fabric, while keeping structural alterations to a minimum, would ensure that there is little impact upon views within, to and from the previously identified heritage assets and thus the assets can be considered not negatively affected, causing no perceived harm to their significance.

Proposed Works

- Reconfiguration of the lower ground bathroom to facilitate internal entrance to converted space
- Conversion of garage to multi-use space
- Reduction of stairwell window to allow for ridge raising of existing garage space
- Installation of storage shed
- Minor landscaping works
- Reinstatement of previous side entrance within stone wall

Design and Materiality

The conversion is a reduced scheme of the existing applications approved 19/00390/FUL and PL/2021/09544 which have both been approved on the basis of core policy 57 in that the proposals respond positively to the existing site features including layout, built form, massing and scale.

The new proposals being such a drastic reduction in scheme from the previously approved 3-storey extension by virtue of mass, form, scale should not be considered to have any more of an impact or overshadowing appearance than the aforementioned schemes.

The primary proposal keeps the same form as what is currently there and will have virtually no impact on the front main road or recreational ground to the rear.

The side facing window is situated on the ground floor of the converted space and will be level 3 obscurity glazed to ensure no possible overlooking from or to the public realm.

The nearest residential property (Side of Valens Terrace (Spring Grove) is situated over 20m away from the side elevation of the proposed garage conversion, this will have perceivably no visual impact to the public realm by virtue of the existing stone wall that obscures this, which is entirely retained sub the reinstatement of a previous side entrance.

The proposed roofing is to comprise of the same materiality that existing, reusing the existing clay double roman tiling, and the proposed facades are taking inspiration of the existing timber cladding to the rear of the garage. The proposed timber cladding to the rear and side elevation will rejuvenate the dilapidated facades giving the visible elements a fresh and lightweight feel to what is prominently blockwork.

New windows to the rear elevation will match in style and colour of the host dwelling, following the aesthetic of timber sash windows. The side elevation window and entrance door will comprise of a modern performing timber aluminium composite frame, as will the proposed rooflights.

To ensure impact of this is minimised, the design has taken cues from the surroundings. Subservience is maintained to the principal dwelling, with the lightweight timber clad materiality clearly denoting a separation between principal and subservient form.

As to meet both roof insulation and comfortable head height requirements, the roof is to be raised minimally.

Sustainability & Ecology

To push the sustainability of the design, roof lights are proposed to both roof pitches of the proposed conversion, to better the natural day light provisions and ventilation of the space. Minor landscaping works will increase biodiversity and soften the external appearance of the dwelling.

Although the preliminary roost assessment undertaken has concluded that the garage has negligible suitability for roosting bats due to the construction and condition, absence of suitable roosting features, and lack of evidence of bat activity, we have proposed a bird and bat box within this proposal to ensure that we are acting in benefit of any future ecological presence under guidance from our principal ecologist on the project.

Impact and neighbouring amenity

The proposal focuses on internal works and accordingly, there is very little material impact to neighbouring amenity. Overlooking and privacy has been minimised with little works to boundary treatments and introduction to security glazing to windows close to public realm.

The impact to the surrounding character is to be minimal, maintaining discrete due to both its location and material choice, while the proposed timber finish and updated fenestration will unify the external appearance.

Vehicular access

All vehicular access to the site is to be maintained as it currently exists. Although the garage is to be converted, its long use as an ancillary store deems it unused for parking for a long time. Three parking spaces have been identified, which is proven to be sufficient for a property of this capacity.

Conclusion

The owners will find more benefit from the single storey conversion than the previously approved 3-storey extension, the design addresses all their requirements with very minimal need for any extension besides the raising of the roof and construction of timber shed. By improving the sustainability, thermal comfort, and internal amenities to contemporary standards, we feel as though the impact of the proposal to the surrounding community and context is minor but positive. It is therefore hoped the Local Planning Authority can agree with the scheme's positive intentions and contributions.