



Design and Access Statement to support an

Application for Planning Approval

for

**Renovation and Extension of 17 Happy Land, Ashton Keynes, Wiltshire,
SN6 6PN**

February 2026

email: info@spicerarchitects.com

tel: +44(0)1993 824945

studio: Mulberry House, 17 Priory Lane

Burford, OX18 4SG

1. Introduction

1.1 Purpose

This Design and Access Statement has been prepared to support an application for Planning Permission and Conservation Area Consent for proposed renovation and extension works at 17 Happy Land, Ashton Keynes. The project seeks to address structural and constructional defects, improve living accommodation, and enhance the contribution of the property to the Ashton Keynes Conservation Area.

The proposals include repairs and stabilization of the existing masonry walls in line with Structural Engineer's recommendations; two-storey side extension set well back from the road frontage; rebuilding and extension above the existing Utility Room to form an additional bedroom; replacement of the existing rear conservatory with a new single-storey garden/family room; interior alterations to improve circulation and accessibility within the property; an enlarged entrance porch; external upgrades including new windows and re-rendering; replacement of the existing garage and oil tank.

The proposals submitted take full account of the Council's pre-application response (Ref ENQ/2025/02026) received 22nd January 2026 which the Client and design team have taken account of in bringing the design forward for planning approval.

1.2 Development Description

Alterations and extensions to dwelling, replacement detached garage and oil tank, and alterations to boundary treatment at 17 Happy Land, Ashton Keynes, Wiltshire, SN6 6PN.

2. Site and Context

2.1 Location and Heritage Context

The property is situated within the Ashton Keynes Conservation Area, a designated area recognised for its historic and architectural significance. No. 17 Happy Land is a two-storey cottage believed to date from the mid-19th century, with subsequent 20th-century extensions and alterations.

2.2 Existing Building Description

- Two-storey, 3-bedroom cottage.
- Rendered masonry walls built in rat-trap bond construction without foundations.
- Pitched clay tiled roof.
- Solid concrete ground-bearing floors (20th-century replacement).
- Existing lean-to uPVC conservatory with polycarbonate sheet roofing at the rear.
- Existing uPVC windows of non-traditional appearance.
- Single-storey concrete-panelled garage with asbestos roof.

2.3 Existing Condition

Initial and specialist inspections have identified several defects, including:

- Damp ingress through external the walls and ground floor slab.
- Structural instability of the north-eastern flank wall, leading to temporary propping.

These defects necessitate the proposed works to stabilise, repair, and renew the building fabric.

3. Proposed Development

The proposed works aim to preserve the building's long-term viability while enhancing its architectural character and functionality.

3.1 Summary of Proposed Works

- **Two-storey side extension** to replace defective walls and gain more floor space to improve internal accommodation.
- **Creation of a fourth bedroom** at second floor level by extending up within the footprint of the existing ground floor Utility Room.

- **Replacement of rear lean-to conservatory** with a new single-storey extension forming a garden/family room, dining area, and revised kitchen layout.
- **Removal of existing porch** and construction of a larger timber-framed masonry porch with tiled roof.
- **Replacement of all existing uPVC windows** with high-performance double-glazed timber or timber-alternative units.
- **New external finishes** including rendered masonry and exposed masonry.
- **Replacement of existing oil tank and concrete-panelled garage** with a new timber-framed, timber-clad garage with a pitched roof.

4. Design Rationale

4.1 Conservation Area Considerations

The design prioritises:

- Respecting the scale, massing, and vernacular character of surrounding properties.
- Using materials sympathetic to the conservation area, such as masonry and render.
- Removing incongruous modern additions (uPVC windows, concrete garage).

The proposed extensions and external upgrades have been developed to enhance the overall appearance of the property and contribute positively to the wider conservation area.

4.2 Architectural Approach

The two-storey side extension replaces structurally defective fabric and follows the proportions and roof forms typical of traditional cottages in Ashton Keynes. The extension is proposed to be set back well from the roadside edge of the property, some 4.4m back from the existing gable, in line with the pre-application advice received. The replacement and enlargement of the porch on the western side of the

building provides an improved entrance feature reflecting local architectural scale and form.

The single-storey rear extension creates open-plan family living space, replacing the existing low-quality lean-to conservatory with a high-quality energy efficient construction reducing draughts and heat loss whilst still providing good daylighting to the interior with double glazed windows, doors and a roof-light.

4.3 Materials and Finishes

Materials have been carefully selected to complement the local vernacular:

- Render and exposed masonry where appropriate. Existing brickwork up to a minimum height of 150mm will be exposed below the new rendered wall finishes on the elevations and so new brickwork will be selected to match this in the construction of the porch and the replacement chimney.
- Tiled roofing to match the existing property.
- High-performance replacement windows replicating traditional proportions.

5. Access Considerations

The proposals aim to improve accessibility and circulation within the dwelling:

- The rear extension enables a more generous and functional layout at ground floor level.
- Reconfigured internal layout provides for improved accessibility and movement through the property.
- Entrance improvements via the enlarged porch ensure safer, more legible access.

External access remains largely unchanged due to constraints of the plot size and conservation setting.

6. Sustainability and Energy Efficiency

The renovation seeks to significantly improve the building's environmental performance:

- New insulation to walls, roof, and floors where required .
- Replacement double-glazed high-performance windows.
- Low-energy LED lighting.
- Water-efficient sanitaryware fittings for all renovated bathrooms and cloakrooms.
- Removal, replacement and re-siting of an outdated oil tank and replacement of the existing garage to allow improved on-site storage and future-proofing.

These measures align with national planning policy aims to reduce energy consumption and promote sustainable development.

7. Ecology

A Preliminary Ecology Assessment and roost assessment have been undertaken. The findings confirm that the proposed works will *not* result in impacts to protected species. No further ecological mitigation is required at this stage.

8. Conclusion

The proposed renovation and extension works at 17 Happy Land will:

- Address structural defects and stabilise the building.
- Provide improved and modernised living accommodation.
- Enhance the building's contribution to the Ashton Keynes Conservation Area.
- Improve sustainability, energy performance, and long-term viability.

The scheme represents a sensitive and positive enhancement to the historic environment and supports continued residential use in line with local and national planning policy.

Heritage Statement

1. Introduction and Purpose

This Heritage Statement has been prepared to accompany the Planning Application and application for Conservation Area Consent for alterations and extensions at **17 Happy Land, Ashton Keynes, Wiltshire, SN6 6PN**. It should be read alongside the Design and Access Statement.

The Statement has been prepared in accordance with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant national and local planning policy. Its purpose is to describe the significance of the heritage asset affected, assess the impact of the proposals on that significance, and demonstrate how the proposals preserve or enhance the character and appearance of the Ashton Keynes Conservation Area.

2. Heritage Designation and Significance

The application site lies within the **Ashton Keynes Conservation Area**, a designated heritage asset. The property itself is not statutorily listed but contributes to the historic townscape and vernacular character of the village.

The Conservation Area Statements (1998 and 2015) identify the following key characteristics as being of significance:

- Predominantly historic village form with buildings dating from the 18th and 19th centuries;
- Simple cottage-scale buildings with pitched roofs;
- Use of traditional materials including render, stone, slate, and timber joinery;
- Strong relationship between buildings, boundary treatments, and the public realm;
- Solid boundary walls constructed in local or complementary stone.

17 Happy Land is understood to date from the mid-19th century, with later 20th-century alterations. Its significance derives from its age, form, and contribution to the

continuous built frontage along Happy Land rather than from any exceptional architectural detailing.

3. Description of the Proposals

The proposals comprise alterations and extensions to the existing dwelling, replacement of a detached garage and oil tank, and alterations to boundary treatments. These include:

- Removal of structurally defective fabric and construction of a two-storey side extension;
- Replacement of a rear lean-to conservatory with a single-storey garden / family room;
- Replacement of the existing porch with an enlarged porch of traditional form;
- External remodelling including new render and masonry finishes and replacement windows;
- Demolition of the existing concrete-panelled garage and construction of a replacement single-storey garage;
- Alterations to boundary treatments.

4. Assessment of Impact on Heritage Significance

4.1 Scale, Massing and Form

The proposed extensions have been designed to remain subservient to the host dwelling and to reflect the simple forms and proportions characteristic of historic cottages within the Conservation Area. The single-storey elements are located to the rear and are not readily visible from the public realm.

The two-storey side extension replaces defective fabric and follows the established roof pitch, ridge height and gabled form of the existing dwelling, ensuring a coherent relationship with the original building.

4.2 Materials and Detailing

The proposals provide an opportunity to enhance the appearance of the dwelling through the removal of unsympathetic modern additions. The replacement of uPVC

windows with traditionally proportioned casement windows, incorporating glazing bars all as shown on the proposed elevations, will better reflect the historic character of the area.

External wall finishes will comprise render and exposed masonry, reflecting materials traditionally found within the Conservation Area. The existing tiled roof will largely be retained as far as practical and new roofing materials to the main extent of the property will be tiled to match the existing dwelling.

4.3 Boundary Treatments

Boundary treatments are recognised as an important component of the Conservation Area. The proposals seek to retain or reinstate a solid boundary wall of traditional form and materials along the site frontage, reflecting the established character of Happy Land.

4.4 Garage Replacement

The existing garage is a utilitarian concrete-panelled structure with an asbestos roof that detracts from the character and appearance of the Conservation Area. Its replacement with a modest single-storey garage of traditional proportions and materials represents a clear enhancement.

5. Planning Policy Context

The proposals have been developed in accordance with:

- **NPPF Section 16**, which requires great weight to be given to the conservation of heritage assets;
- **Wiltshire Core Policy 58**, which seeks to conserve and, where appropriate, enhance the historic environment;
- **Wiltshire Core Policy 57**, requiring high quality design that responds positively to local character;
- **Policy HCP1** of the Ashton Keynes Neighbourhood Plan, which seeks development that reinforces local distinctiveness.

6. Conclusion

The proposals will result in **no harm to the significance** of the Ashton Keynes Conservation Area. On the contrary, through the removal of unsympathetic additions, improved detailing, and use of traditional materials, the scheme will preserve and enhance the character and appearance of the Conservation Area, in accordance with statutory duties and development plan policy.

APPENDIX I

Site and Surrounding Context Photos



West facing view front garden and entrance 26.01.26



North facing roadside gable with temporary propping to east flank wall 26.01.26



East facing single storey extension 26.01.26 proposed to be removed and rebuilt to two-storey height in line with existing roof verge



Section of east facing garden wall and gate 26.01.26 proposed to be removed and replaced with timber fence



16 Happy Land neighbouring brick property to east of site 26.01.26



5 -10 Happy Land to east of site 26.01.26