

Design and Access Statement

The Beeches
Showell
Chippenham
SN15 2NU

Prepared in combination with planning submission



Photograph of existing principal elevation
February 2025

Introduction

The Beeches is a detached property located in North-West Chippenham, just north of the second roundabout coming from West Cepen Park A350. The house is not listed, and not in any SSSI, AONB, or conservation area of Chippenham.

The primary proposals seek to form a replacement of ad-hoc single-storey extensions to form a two-storey side extension and addition of a first-floor extension to the rear facilitating necessary internal remodelling and creating a contemporary home, fit for a growing family of 6.

The owners also wish to improve thermal performance and overall sustainability to the building by the introduction of an air source heat pump, photovoltaic panels and new fenestration throughout, with a tertiary aim to consolidate the appearance of elevations and roofscape, creating a more harmonious presence to the surrounding area.

Proposed Works

- Replacement of single storey extensions with two-storey side extension
- First floor extension to facilitate staircase relocation and ensuite
- Introduction of single-storey flat roof plant room to rear
- Internal reconfigurations
- Fenestration replacement with higher performing units
- Provision of photovoltaic roof panels and air source heat pump
- Minor landscaping works

Design

The proposed scheme will provide this family home with a rationalised ground floor layout offering views and connection out to the rear garden, befitting for modern family life and enhancing the usable space of the surrounding site context outside.

The replacement of the poorly detailed, single storey lean-to and flat roof extensions with a two-storey pitched form sited in the same location creates a private section of usable garden space for the owners.

The rationalised ground floor layout provides an open plan kitchen/dining space, along with separate WC space off the primary entrance, office space, and formal sitting rooms, meeting all the needs for a busy family life. The relocation of the existing stairwell takes advantage of views out to the rear garden while creating a more functional entrance hall for the owners.

To facilitate this relocation, a first-floor extension has been proposed to the rear which mimics the existing form of what can already be seen from the rear elevation. Perceivably extending the existing form - the insertion of a double height glazed pane within the stairwell creates the abundance of natural light which the hallways on both storeys are struggling with.

The extended and rationalised first floor layout will allow the property to benefit from a master bedroom, en-suite and sufficient dressing area and an extra bedroom befitting for the growing family.

The West side first floor fenestration has been kept to a minimum to provide what is necessary to ensure natural daylight provisions are adequate without the creation of overlooking to and from the sites nearest neighbouring buildings, this perception of overlooking to the master bedroom space is also minimised by the provision of roof lighting.

The existing external appearance has lacked up-keep for some time and requires rejuvenation, and with new-build development surrounding this plot, a new sympathetic aesthetic could be considered a must to nestle into what will become the new vernacular of the area. Alongside this change in appearance and form, the opportunity in unifying the roof space has been seized to create a sense of symmetry and rationalisation from the public realm.

Massing

Existing footprint – 192m²

Proposed footprint – 236m²

Net footprint increase in percentage

$236 - 192 = 44\text{m}^2$

$44 / 192 \times 100 = \mathbf{22.9\% \text{ increase}}$

Although there is a measurable increase in footprint, the proposal is replacing a series of fragmented historic additions consolidating a more efficient built form.

Increase in relation to site coverage

Garden space surrounding plot – 1308m²

Existing coverage in comparison to rest of garden space = $192 / 1308 \times 100 = 14.67\%$

Proposed coverage in comparison to rest of garden space = $236 / 1308 \times 100 = 18\%$

Whilst the proposal increases the building footprint, the resulting site coverage remains under 20% which is notably modest in relation to the generous plot size.

The introduction of the 2-storey side extension avoids over articulation and can be perceived as cohesive due to its continuity in respecting the existing proportions of the original building. This is to ensure that the appearance can be perceived as unified rather than dominant to one or the other.

Materiality

The materiality of the 2-storey side extension is intended to tie into proposed improvements to the existing appearances.

Where existing render is cracked and staining, a repair and repainting/re-rendering has been proposed and where the proposed meets the existing, a timber cladding is proposed at first floor level to wrap around and unify the property, further reinforcing a cohesive design.

From the public realm, the new extension at ground floor level will tie into the existing with a new natural coloured render, whilst the side and rear façades will be updated to natural stone.

The larder and plant room will be of a natural timber cladding and green roofing on an EPDM membrane to ensure that it does not appear incongruous to the area and naturally weathers with the surrounding landscaping.

The roof tile, profile and colour will match the existing on all pitches, and all new windows are proposed to be replaced with a high thermal performing aluminium timber composite frame.

Privacy & Impact

The design of the proposed scheme is focused on minimising any potential impact to neighbouring properties.

The front elevation, when viewed from the public realm, will mostly blend in with the existing street scene matching in style and aesthetic in result diffusing any perceived harm to the privacy and impact of the immediate setting.

The western and northern elevations are set a significant distance from neighbouring properties. The proposed ground- and first-floor windows would therefore not result in material overlooking or loss of privacy, and no adverse impact on neighbouring residential amenity is anticipated.

Access

The access has remained the same in this proposal and the driveway is unaltered, however a gate has been installed between the garage and the main property to create a sense of security for the occupants.

Conclusion

Care has been taken throughout the design process to minimise the impact both on the existing house, and on the nearby properties. The proposed improvements to the house will enhance the host dwelling and benefit the usability of the building, future proofing the suitability of this property for contemporary family living. The blend of traditional and contemporary architectural features, carefully considered in location, will contribute positively to the existing streets and wider upcoming vernacular.