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DESIGN AND ACCESS STATEMENT

Extension to front and rear of existing dwelling

at

Wendy Cottage, Back Hill, Malmesbury SN16 9BT

10 February 2026

1.0 Site and surrounding area

- 1.1 Wendy Cottage is a two storey house attached to a garage in separate ownership to the front.
- 1.2 The existing property has rear porch and store and a single storey front outrigger with low pitched roof and a long open porch.
- 1.3 The property is located within the Malmesbury Conservation on its south western edge within the Ingram Street and Silver Street character area.
- 1.4 The Ingram Street and Silver Street character area is described as an area of '*considerably diverse architectural styles*'.
- 1.5 The buildings in the area use stone, plaster and red brick in their facades and provide interest and variety to the townscape.
- 1.6 The front garden, parking and garage in front of Wendy Cottage is shaded on the map on page 32 of the Malmesbury Conservation Area Appraisal to indicate it has development potential to enhance the character of the Conservation Area.
- 1.7 An article 4 area covers the properties to the south east of Wendy Cottage.
- 1.8 There are a number of listed buildings and structures in the vicinity.
- 1.9 To the west are 16 and 18 Silver Street (List entry number 1269222) which is a pair of houses from the late eighteenth / early nineteenth century now arranged as one dwelling.
- 1.10 Beyond that is Mayfield at 14 Silver Street (List entry number 1269221), an early to mid nineteenth century dwelling.
- 1.11 To the rear of the site is the former town wall (List entry number 1269223).
- 1.12 Opposite the site the properties at 1, 3 and 5 Silver Street are all individually listed (List entry numbers 1269257, 1269259 and 1269260).

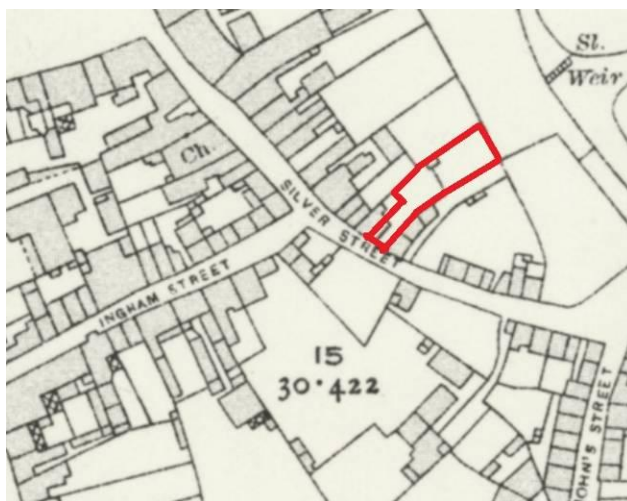


Fig 1. 1921 map (site in red)

2.0 Property description

- 2.1 Wendy Cottage is a two storey house. Based on historic mapping, the house was constructed after WW2. The stone may have been recycled from a property located directly fronting Silver Street where the current garage and open parking area is and shown on the 1921 map of the area.
- 2.2 The ground floor comprise thick stone walls. The thinner walls of the first floor could indicate the property was extended after completion but the layout suggests the property was constructed in its entirety in the 1960's or 70's.
- 2.3 The property has an unsympathetic low pitched roof over the front outrigger and thick framed brown uPVC windows.
- 2.4 The property does not make a positive contribution to the conservation area and could be improved by a more sympathetic treatment of the front elevation and replacement of the existing windows with traditional, simply styled casements.

3.0 Application proposals / opportunities for enhancement

- 3.1 This applicant has purchased the property in a dilapidated state. There is no upstairs bathroom, just a small WC off the hall. Downstairs, there is a small living room and kitchen in the main body of the house and storage rooms in the front outrigger which appears to have housed a bathroom and utility or storage area.

- 3.2 The property is in a highly accessible area with a large rear garden and off-street parking. It therefore has scope to support a larger amount of accommodation subject to enhancing the conservation area.

3.3 Opportunities

- 3.4 The existing low pitched roof (20 degrees) of the front outrigger rises to a height of 4m on the west boundary of the site adjacent to 16-18 Silver Street. A traditional pitched roof over a reconfigured outrigger would give a more pleasing silhouette and reduce the height of the wall on the boundary with the neighbour.

- 3.5 Replacement windows and downpipes would improve the appearance of the house.

- 3.6 Reconfigured parking and side retaining wall would remove some clutter in the front landscaping and improve the accessibility of the parking and house.

- 3.7 The rear porch and store could be tidied up.

3.8 Proposals

- 3.9 The proposals have been developed to improve the living accommodation and provide external aesthetic improvements.

- 3.10 The front outrigger is slightly wider and has a traditionally pitched roof to echo the gable of the adjacent row of dwellings to the east, the side elevation of 16-18 to the west and those that surround the property.

- 3.11 The stepped terraces show the dominant style of steeper roof pitches with gabled dormers perpendicular to the street.
- 3.12 The front extension provides a multi-purpose room which could provide ground floor sleeping accommodation for an elderly occupant or an additional living room.
- 3.13 The rear porch has been tidied up with a small lean-to extension to provide well lit accommodation to the kitchen.
- 3.14 Upstairs, the existing plan has been reconfigured to provide a bathroom. The roof space over the outrigger provides top light to the new room and a small mezzanine which could be used for homeworking or storage. The proposed velux rooflight looks out to the east to avoid compromising the privacy of any private rear gardens.
- 3.15 Impact on the building appearance / setting
- 3.16 The proposed extensions are modest in scale and designed to have a positive impact on the conservation area by replacing alien features with a traditional roof form.
- 3.17 The extensions respect the form of the existing building and introduce new elements that are historically legible and restrained in scale.
- 3.18 Scale and height
- 3.19 The front and rear extensions, as described above, are appropriate in scale and height.
- 3.20 Materials
- 3.21 The matching materials are appropriate to the building and are marked on the accompanying drawings. The use of contemporary render for the extensions provides a contemporary update intended to unify existing material choices.
- 3.22 Zinc cladding is used for feature panels on the front extension as a nod to the metalworking activity in the area. A dark zinc cladding matches the roof tile and render without standing out as a silver finish would do.
- 3.23 Detailing and style
- 3.24 A simple contemporary style and detailing is proposed to bridge the post-war building style and the conservation area setting.
- 3.25 The altered roof silhouette facing the street provides the most significant improvement.
- 3.26 The building detailing provides visual interest within the surrounding eclectic visual environment which comprises a variety of materials, style, massing and height.

- 3.27 The local area includes positive and negative space and unexpected gaps between buildings which the proposal contributes to by providing visual interest beyond the gap.

4.0 Access

- 4.1 The building is located in an accessible urban location with easy access to public and private transport and local amenities
- 4.2 The property is accessed at ground level with internal access by an internal stair. The principle of the existing access are unchanged by this proposal although the steps up to the front door has been reduced for ease of ground floor access.

5.0 Assessment of impact on the Heritage Asset

- 5.1 The proposed extensions complies with conservation area principles as it will improve the appearance of the house and that of the conservation area.
- 5.2 The proposal represents sustainable development under NPPF paragraph 11, providing necessary accommodation within existing urban fabric without requiring greenfield development. Conservation areas must remain “living” environments where reasonable domestic improvements can occur without compromising heritage value.

6.0 Conclusion

- 6.1 Having considered the policies governing extensions and alterations and examples of approved extensions we submit that the proposals are acceptable in terms of design.
- 6.2 Having considered the character of the immediate townscape and the effect of our proposals we consider that they do not adversely affect the townscape, local character or character of the conservation area and should be granted consent.
- 6.3 The new roof form makes a small but appreciable improvement in the appearance of the building, as does the detailing, material selection and simpler design of the parking area.
- 6.4 The local planning authority is therefore respectfully requested to approve this application.

7.0 Appendix 1 - Photographs



Fig 2. Front elevation showing low pitched roof to outrigger



Fig 3. Rear elevation



Fig 4. Porch and entrance



Fig 5. Parking and garage



Fig 6. 16-18 Silver Street



Fig 7. Wendy Cottage from east



Fig 8. Contemporary materials in Malmesbury (architect Prewett Bizley, photographer David Grandorge)



Fig 9. Use of zinc cladding in traditional buildings (Image credit: Future PLC/David Barbour)