

DESIGN AND ACCESS STATEMENT

Including summary of heritage significance.

Property Address: Rosemead, Culver Gardens, Malmesbury, Wiltshire SN16 9BY

Planning Proposal: Replacement Extension and External Enhancements to a Residential Dwelling

1. Introduction

This Design and Access Statement is submitted in support of a planning application for the removal of an existing UPVC conservatory extension and the construction of a high-quality, contemporary replacement extension to a residential property in Malmesbury. The application also includes other enhancements to the external appearance of the property, such as the replacement of the existing dormer and the substitution of PVC windows with timber alternatives.

The proposed scheme has been developed in accordance with the Wiltshire Design Guide and the Malmesbury Neighbourhood Plan Volume II – Design Guide, with a clear intent to enhance both the architectural quality and environmental performance of the property, while preserving and contributing to the distinctive character of Malmesbury.

2. Site and Context

The property is located within the Malmesbury Conservation Area. The historic town of Malmesbury is known for its distinctive architectural character and significant heritage value.

While the house is an attractive stone building when viewed from the garden to the south, it currently features several modern interventions that detract from its overall appearance.



2.1 The Conservatory

The existing UPVC extension, which is of poor visual quality and offers low thermal performance, diminishes the character of both the main dwelling and the surrounding built environment.



2.2 The Dormer

The existing dormer at the property is of low quality and negatively affects the visual appearance of the house.



2.3 Windows

A number of the existing windows are made from PVC.



Photo also shows the existing rear doorway to be reopened as part of the proposals.

2.4 Kitchen Layout

The kitchen is currently located in the darkest part of the house, detached from the garden, resulting in a poor-quality living space.



3. Summary of Heritage Significance

Rosemead House is an unlisted building, situated within the historic town of Malmesbury.

The property holds some aesthetic value externally, mainly in its south façade. Internally, however, the original layout and features such as joinery, plasterwork, and fireplaces have been entirely lost.

The building's significance derives primarily from its location within / contribution to the development and configuration of the conservation area, rather than from any individual evidential, historical, or communal value.

According to the conservation area appraisal, the area's special character is largely defined by its medieval street layout, key historic buildings, and significant public spaces. Rosemead House plays a relatively minor role in this context. From the public realm, only the roof of the property is visible. Views of the upper storeys are limited to certain vantage points from surrounding buildings.

Limited views of the property from the conservation area.

It is important to note that the proposed extension is not visible from the street, the approach to the house, the private parking area, or even the front door.

To help clarify this lack of visibility, we have included a series of photographs illustrating the approach to the house.



View down from Ingram Street down Culver Gardens cul-de-sac – Rosemead house not visible.



Oblique view down from Ingram Street towards Culver Gardens– chimney of Rosemead house just visible.



View of Rosemead on arrival at the private front drive – South elevation and any future extension completely obscured by the mature hedge.

4. Design

The proposals include the following:

- Removal of the existing UPVC conservatory extension and construction of a high-quality, contemporary replacement extension.
- Replacement of the existing dormer with a high-quality timber and lead-clad dormer featuring hardwood timber casement windows. A smaller dormer of similar design is also proposed above the staircase.
- Installation of new and replacement rooflights.
- Internal alterations, including relocating the kitchen to a brighter part of the house.
- Replacement of existing PVC windows with timber-framed alternatives.

- Upgrading existing windows to double glazing while retaining their original external configuration.

Please refer to the accompanying drawings for the full details of the proposed works.

4.1. Form and Layout

The proposed extension will be located to the side of the property, replacing the existing UPVC extension. Its design takes the form of a curving stone/render garden wall, enclosed by a slender roof. Two facades of high-quality glazing will give the extension lightweight appearance, and enhance the connection between the house and the garden.

The extension is designed to respect the proportions of the host building. The roof height is lower than both the highest point of the existing extension and the first-floor window sills, ensuring the new addition remains subordinate in scale and massing. The use of a flat roof further reduces its visual impact.

The proposed dormer matches the scale of the existing bathroom dormer, while the additional dormer above the staircase is modest in size and carefully designed to complement the character and proportions of the host property. The design complies with the Wiltshire Design Guide, which states that dormers should serve to provide light to existing spaces and not be used as a means to create enlarged floor areas.

4.2. Sustainability

The proposals includes upgrading all windows to timber double glazed to dramatically reduce heat loss of the dwelling. The existing extension is of poor quality and low thermal performance losing huge amounts of heat from the main dwelling. The proposed extension incorporates high levels of insulation and takes into account solar gains, in line with Wiltshire Council's sustainability objectives. The proposal aims to exceed current Building Regulations in terms of energy performance. The proposed extension will dramatically reduce heat loss of the house.

4.3. Materials and Appearance

The extension is designed using durable materials that harmonise with the local character while expressing a contemporary architectural language.

The material palette includes:

- **Self-coloured render** – both roughcast and smooth finishes are found throughout the town. For this contemporary element, a smoother wood-float finish will be used to provide a refined contrast to the stone.
- **Slimline aluminium doors** with dark frames, selected to maintain a contemporary yet unobtrusive aesthetic.

This approach aligns with the *Malmesbury Design Guide*, which supports contemporary architecture that is respectful of its context and encourages the use of appropriate materials and a restrained, thoughtful palette.

The dormers will be constructed in painted timber, echoing the traditional joinery found in historic buildings throughout Malmesbury. Their cheeks will be finished in lead, a material with strong

local precedent and proven longevity. A gently curving lead roof adds a soft, sculptural quality, lending a crafted elegance to the dormer design.

4. Amenity Impact

The proposed replacement extension does not directly abut any neighbouring building. It is located adjacent to a narrow garden strip belonging to a neighbouring property situated around the corner and at a considerable distance from the extension. As such, the development will not affect any habitable room windows of neighbouring properties.

Since the new extension replaces an existing one and removes the glazing on the neighbouring property side, there is no increase in overbearing. Additionally, a mature and dense hedge runs along the boundary on both sides of the fence, and its current height significantly exceeds that of both the existing and proposed extensions. This ensures there will be no perceived increase in enclosure or loss of amenity to the neighbouring garden.

The new dormer window above the staircase replaces an existing rooflight. It will be positioned at high level internally and will be visible only from the staircase, thereby eliminating any potential for overlooking.

A new window is proposed in the snug, facing into the property's own garden. Views toward neighbouring properties will be obscured by the existing fence and hedge, maintaining privacy. The only other new window proposed serves the property's internal courtyard, and will not result in any overlooking or loss of neighbouring amenity.

5. Access and Movement

Access to the property remains unchanged. The extension is on the ground floor and fully accessible from the existing internal layout. Level thresholds and wide openings will be provided where possible to ensure inclusivity, and all works comply with Part M of the Building Regulations.

6. Policy Compliance

Wiltshire Design Guide

The proposal supports the principles of:

- **Contextual design** – by responding to the local setting palette and host building form.
- **High-quality detailing** – through thoughtful material choices and craftsmanship.
- **Sustainability and performance** – via low-carbon design and improved thermal efficiency.

Malmesbury Neighbourhood Plan Volume II – Design Guide

The proposal aligns with the guide's requirements to:

- Replace poor-quality structures with designs that enhance the conservation area.
- Use materials that are in keeping with the town's historic palette while allowing for honest contemporary expression.
- Ensure that extensions are subservient, well-proportioned, and do not detract from the existing building or neighbouring properties.

6. Planning history

An application for the replacement of the conservatory and wider improvements to the property was submitted last year. The proposal received several letters of support from neighbouring residents. The Council was supportive of the scheme including replacement of the existing conservatory but raised informal comments regarding the south elevation fenestration and the way in which the extension connected to the main house.

The scheme has been updated accordingly. All openings on the south elevation remain unchanged, with the existing windows upgraded to timber double-glazed units. The central door opening will also remain unaltered. The existing door will be replaced with an alternative including double glazing. These proposals ensure that the original rhythm of openings and the characteristic double-fronted appearance are preserved, while improving the property's connection to the garden and addressing its poor thermal performance.

The extension retains the high-quality design from the first application, appearing lightweight and visually distinct from the main house. The extension design has been amended so that the glazing and roof now connect to the main house solely on the west elevation, avoiding any encroachment on the south elevation. The side flank wall and roof fascia is to be rendered to provide a refined contrast to the existing stone house. From the garden, the slim-profile aluminium glazing allows clear views through to the existing side maintaining an appreciation of the original building. The extension continues to intentionally project forward of the rear elevation to distinguish it from the main house.

With these revisions, the client understands that the design now fully aligns with the Council's feedback.

7. Conclusion

This proposal replaces unsympathetic and low-performing elements with sensitively designed additions that enhance both the architectural integrity of the host property and the wider character of Malmesbury. The scheme meets local planning policy requirements and demonstrates a clear commitment to good design, sustainability, and contextual sensitivity. The design has been carefully revised with alterations proposed to the south elevation to fully align with the Council's feedback.