

DESIGN STATEMENT

Proposed conversion of
Existing 7 bedroom HMO to
3no. self-contained flats at;

Younie House
3/4 Market Place
Chippenham
Wiltshire
SN15 3HD

Mr Abel

AA.24.46

Armstrong
architecture

Introduction

This design statement has been prepared on behalf of our client Mr Abel in support of a change of use planning application for the conversion of a 7 bedroom HMO unit to 3no. self-contained flats together with ancillary alterations at Younie House, Chippenham.

The proposal has been designed to respect the character and structural integrity of the host property and surrounding built environment while enhancing the functionality and sustainability of the site.

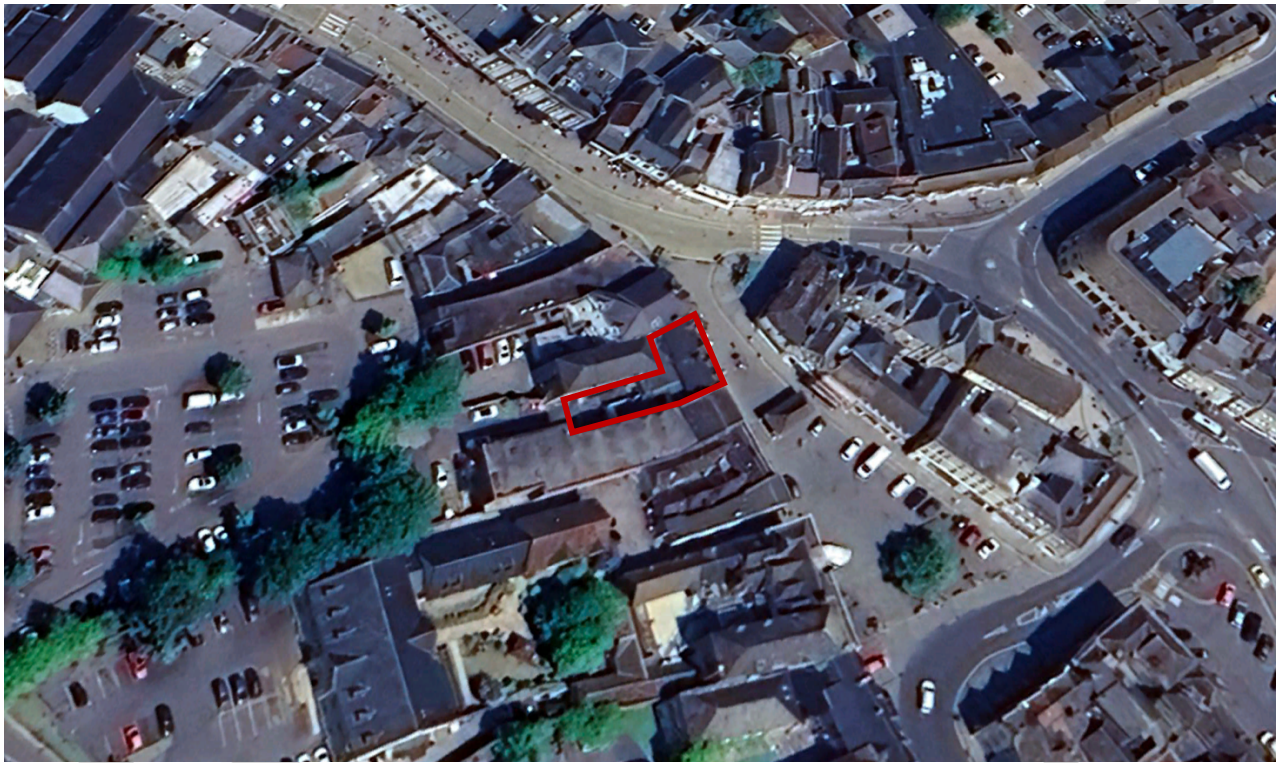


Site Context

The application site is located within the town centre of Chippenham, surrounded by similar mixed-use buildings with commercial spaces on the ground floor and residential upper floors. Younie House itself is described specifically as not Listed by Historic England who's List Entry Names states *The Old Bakehouse to rear of Number 3 (Number 3 not included)*.

The site lies within the Chippenham Conservation Area, but is free of other designations.

The property is currently arranged over 3 floors, with commercial units on the ground floor, 4 HMO rooms and two bathrooms across the first floor, and 3 HMO rooms at second floor level. The proposal consolidates the existing structure in providing 3no self-contained dwellings whilst updating the property to modern living standard and improving its thermal efficiency and carbon footprint.



Site location aerial view

Planning History

According to Wiltshire Council's planning records, 3-4 Marketplace has been subject to 2no. Planning applications;

1. N/87/02489/FUL – For the change of use to convert upper floors into 6no. bedsits, approved in 1988, which remains its current use.
2. 15/01533/FUL – For retrospective change of use from Class A1 Shop to Class A3 Restaurant & Café, for no.4 Marketplace only of the ground floor, approved in 2015.

It is evident from historical images that 3-4 Marketplace, has been developed over time, with the second floor being enlarged from the buildings original form.

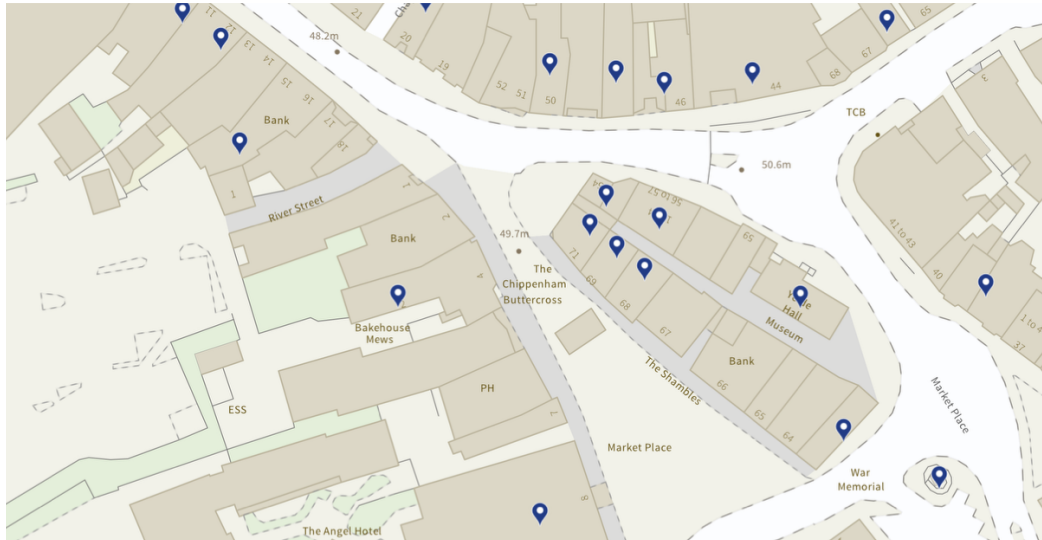


Historical image depicts 3-4 Marketplace before 4no. second floor dormers were added flush with the front facade.



Historical image depicts 3-4 Marketplace after 4no. second floor dormers were added flush with the front facade.

Due to 3-4 Marketplaces location within the conservation area on the historical high street of Chippenham, naturally there are several listed buildings within its proximity. The closest of which is to the rear of the property being "The Old Bakehouse" which is grade II listed under listing 1267995. Whilst 3-4 Marketplace is not listed itself, consideration to the listed buildings within its proximity need to be adhered, with sensitive and pragmatic proposals.

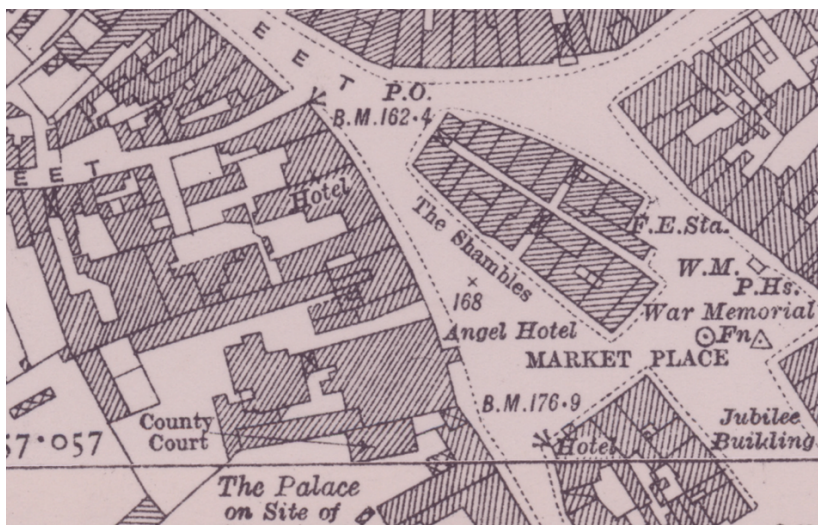


Image; Listed buildings within 3-4 Marketplace proximity. Source historicengland.org.uk

Historic Mapping;



1844-1888 OS 25" 1st Edition



1898-1939 OS 25" 3rd Edition

Proposals

The Proposed is the conversion of Existing 7 bedroom HMO to 3no. self-contained flats.

The proposals aim to convert the existing property entirely within the bounds of the existing building envelope, there will be no extension or external addition to the building fabric.

The 3no. new apartments will all meet or surpass the NDSS minimum space requirements. The first floor is proposed to contain 2no. 1 bedroom apartments, with GIA of 45 sqm and 50 sqm. The second floor is proposed to contain 1no. 2 bedroom apartment with a GIA of 61.6sqm.

The proposals include increasing the thermal value of the existing external walls and the roof of the second floor, as well as improving the thermal and acoustic values of the existing floors / ceiling. The floors / ceiling will also be upgraded regarding fire safety in line with building regulations approved document B volume 1.

All first and second floor windows on the front / east elevation will be replaced and upgraded to hardwood timber double glazed sliding sash windows, which will be 'like-for-like' in appearance. The existing UPVC casement window and roof light to the rear / west elevation will also be replaced and upgraded for new double-glazed units.

The only change to the external appearance will be the replacement of the existing external staircase for a reconfigured galvanised steel general access stair and landing in order to accord with Part K of the Building Regulations.

New bin storage will be provided at the rear of the building out of site from the public domain, with space 1no. 240ltr recycling bin and 1no. 240ltr general waste bin for each flat in accordance with Wiltshire Council Waste Storage Guidance.

6no. bike spaces will be provided to the rear of the building in accordance with the National LTN 1/20 cycle parking guide.

Relevant Planning Policy

National Planning Policy Framework (NPPF)

Making effective use of land (including brownfield / under-utilised buildings)

- **Paragraph 124** — Planning should promote an *effective use of land* and make as much use as possible of **previously-developed (brownfield) land**.
- **Paragraph 125(c)** — Give *substantial weight* to using suitable brownfield land within settlements for homes, supporting redevelopment where this wouldn't cause substantial harm.
- **Paragraph 125(d)** — Supports development of *under-utilised land and buildings* to help meet housing needs, including conversions where appropriate.

Efficient use of land / higher densities

- **Paragraph 128** — Supports proposals that use land within developed areas to meet identified development needs, including housing, and includes efficient use of land
- **Paragraph 129** — Local planning authorities should *refuse* applications that they consider fail to make efficient use of land, taking policies in the Framework into account.

High-quality design and respect for local character

- **Paragraph 131** — *Creation of high-quality, beautiful and sustainable buildings and places* is fundamental; good design is key to sustainable development.
- **Paragraph 135** — Planning decisions should ensure developments are visually attractive, sympathetic to local character and history, and provide a high standard of amenity for existing and future users.

Housing supply and choice

- **Paragraph 60-61** (Delivering a sufficient supply of homes) — Support for a wide choice of high-quality homes to meet diverse needs and boost housing supply.

Wiltshire Core Strategy – Adopted 2015

Core Policy 2 – Delivery Strategy

- **Core Policy 2 – Delivery Strategy** -Supports delivery of housing in sustainable locations as part of the plan's overall housing strategy.
- **Core Policy 43 – Providing Affordable Homes** - Sets out the overall requirement for affordable housing provision
- **Core Policy 45 – Meeting Wiltshire's Housing Needs** - Encourages housing development that helps meet local needs including a mix of types and sizes of homes. Useful to justify conversion proposals addressing under-supply of smaller units.
- **Core Policy 57 – High Quality Design:**
Ensures development is sympathetic to the local context in terms of layout, scale and materials.

- **Core Policy 58 – Ensuring the Conservation of the Historic Environment** - Applies if the site/area is in or near a designated heritage asset or Conservation Area. It requires development to conserve or enhance historic character.

Chippenham Neighbourhood Plan (Made May 2024)

Policy H2 – Housing Design

- Applies to housing developments within the town including conversions.
- Requires high standards of design and living conditions — this can include matters like **internal standards, amenity, layout, access**, and integration with context.

Policy TC4 – Development in the Chippenham Conservation Area

- Sets criteria to preserve or enhance the character and appearance of the area.
- Impacts things like materials, scale, alterations, bin/storage arrangements and townscape impact — all relevant to conversion.

Conclusion

The proposed change of use of Younie House from a 7-bedroom HMO to 3 no. self-contained flats represents a sensitive, sustainable and policy-compliant form of development within Chippenham town centre. The scheme makes effective use of an existing, previously developed building, consolidating its residential use while improving living standards, energy performance and long-term functionality.

The proposals are contained entirely within the existing building envelope and preserve the established scale, form and appearance of the property. External alterations are minimal and carefully considered, with like-for-like window replacements and a reconfigured external stair designed to meet modern safety standards without detracting from the character of the Conservation Area. As such, the development preserves the character and appearance of the Chippenham Conservation Area and causes no harm to nearby listed buildings, including The Old Bakehouse to the rear.

The proposed flats meet or exceed Nationally Described Space Standards and provide high-quality accommodation suited to local housing needs, particularly for smaller households. Appropriate provision is made for refuse and recycling storage, cycle parking and building safety, all in accordance with Wiltshire Council guidance and national best practice. The scheme also delivers clear sustainability benefits through fabric upgrades that will improve thermal efficiency, reduce carbon emissions and enhance occupant comfort.

Overall, the proposal accords with the aims and objectives of the National Planning Policy Framework, the Wiltshire Core Strategy and the Chippenham Neighbourhood Plan. It represents a logical and well-designed conversion that enhances the effective use of land, supports housing delivery in a sustainable location and respects the historic and architectural context of its surroundings. For these reasons, the development is considered acceptable in planning terms and should be granted planning permission.