



DESIGN & ACCESS STATEMENT



13 Ludlow Close, Warminster, Wiltshire, BA12 8BJ

9 March 2026

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1. INTRODUCTION

This Design and Access Statement accompanies the planning application for the proposed demolition, extension, reconfiguration and thermal upgrade works at 13 Ludlow Close, Warminster.

The aim of the project is to replace outdated, poorly insulated structures with a modern, energy-efficient timber-frame extension, improve the internal layout, and enhance the building's long-term sustainability while maintaining a respectful relationship with the surrounding residential context.

2. SITE and SURROUNDINGS

13 Ludlow Close is a two-storey dwelling located within a quiet residential cul-de-sac. The *Location and Block Plan* identifies the property boundary and its relationship to neighbouring dwellings (Red line indicates the property boundary for 13 Ludlow Close). The plot is typical of the area, with a front driveway, side access, and a private rear garden.

The surrounding properties are a mix of late-20th-century dwellings with varied external finishes including render, brickwork, and cladding. The site is not within a conservation area and the building is not listed.



Figure 1 – Site context – Image from Google Maps

3. PLANNING HISTORY

There are no previous planning applications associated with 13 Ludlow Close, Warminster, Wiltshire, BA12 8BJ

4. DESIGN PROPOSAL

4.1 Overview

The proposal includes:

- Demolition of the existing garage, utility, conservatory, and part of the lounge/diner.
- Construction of a new thermally efficient timber-frame ground-floor extension with vertical blackened timber cladding.
- A flat roof with parapet and roof lanterns to the new ground-floor extension.
- Reconfiguration of the first floor to create a larger master bedroom with ensuite.
- Installation of Velux rooflights to improve natural light.
- Removal of existing render and installation of external insulation with vertical cedar cladding to remaining external walls.

4.2 Ground Floor Extension

The new extension broadly follows the footprint of the demolished structures, as shown on the *Proposed Ground Floor Plan* (Kitchen/Diner/Living, Utility and Garage). This ensures minimal impact on the garden and neighbouring properties.

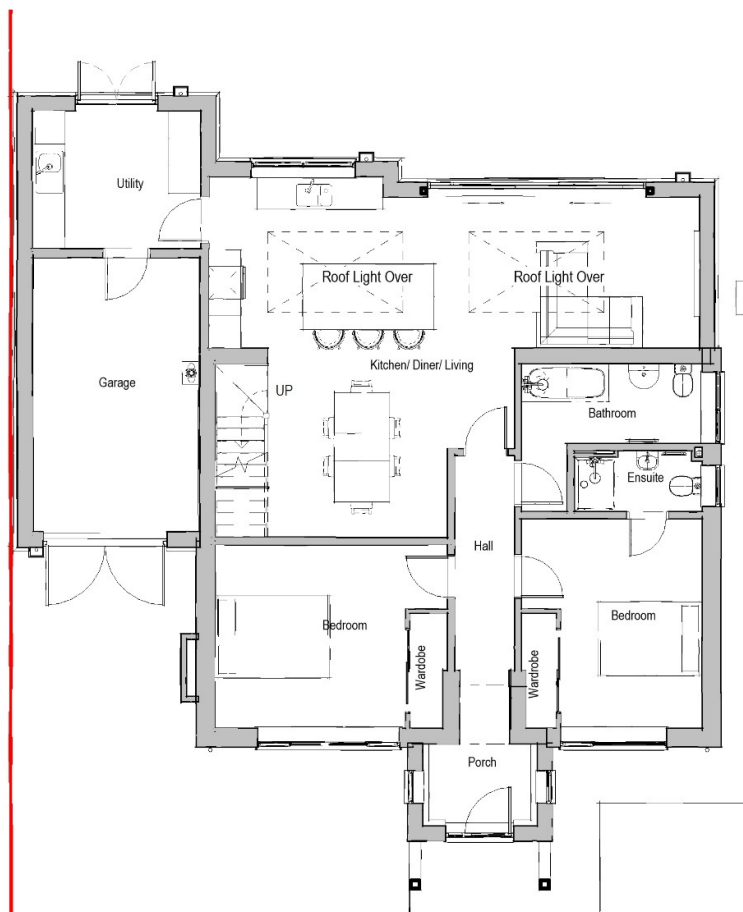


Figure 2 – Proposed Ground Floor Plan

The flat roof will incorporate slimline roof lanterns, as indicated on the *Proposed Rear Elevation* ("Roof Maker slimline lantern"), providing daylight deep into the open-plan living space.

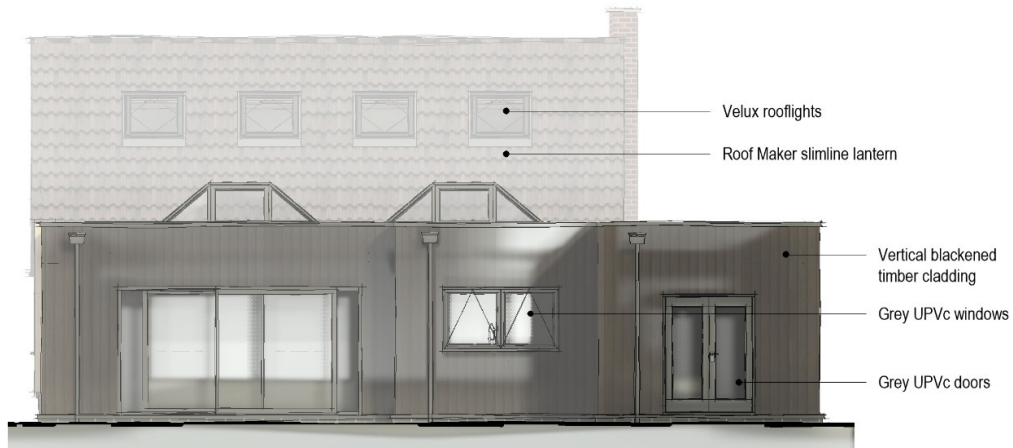


Figure 3 – Proposed Rear Elevation

4.3 First Floor Alterations

The first floor is reconfigured to create a larger master bedroom with ensuite, as shown on the *Proposed First Floor Plan* (Master Bedroom / Ensuite). The works remain within the existing roof form, with no increase in ridge height.

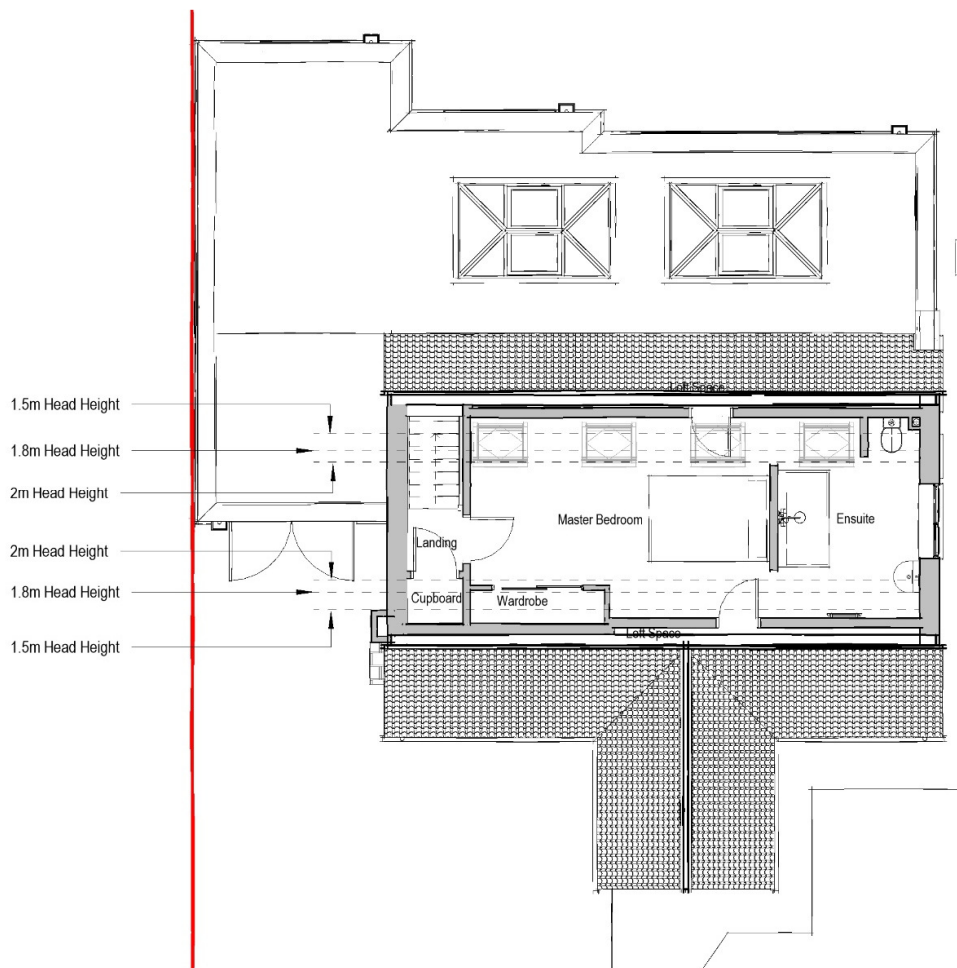


Figure 4 – Proposed First Floor Plan

4.4 External Appearance and Materials

The proposals significantly improve the building's appearance and energy performance. The *Proposed Elevations* specify:

- Vertical cedar cladding to the retained existing walls.
- Vertical blackened timber cladding to the new extension.
- Grey UPVc windows and doors.
- Brown roofing tiles to match existing.
- Velux rooflights to the main roof.

These materials provide a coherent, contemporary aesthetic while remaining sympathetic to the surrounding residential character.



Figure 5 - Proposed Front Elevation



Figure 6 – Proposed Side Elevation North



Figure 7 - Proposed Side Elevation South

5. SUSTAINABILITY and ENERGY EFFICIENCY

A key driver of the proposal is the improvement of thermal performance. Measures include:

- Replacement of outdated structures with a **high-performance timber-frame extension**.
- Installation of **external wall insulation** beneath the new cedar cladding.
- Improved airtightness and modern glazing.
- Increased natural light through roof lanterns and rooflights, reducing reliance on artificial lighting.

These upgrades significantly reduce heat loss and improve the long-term sustainability of the dwelling.

6. IMPACT on NEIGHBOURS and AMENITY

The proposal has been carefully designed to minimise impact on neighbouring properties:

- The extension follows the existing footprint, avoiding encroachment.
- The flat roof reduces visual bulk and prevents overshadowing.
- No windows are proposed that would create overlooking.
- The first-floor alterations remain within the existing roof volume.

The development therefore preserves neighbour privacy and daylight.

7. ACCESS

The proposal does not alter the existing access arrangements. The front driveway and entrance remain unchanged, as shown on the *Proposed Site Plan*. Internal circulation is improved through the creation of a more open and accessible ground-floor layout

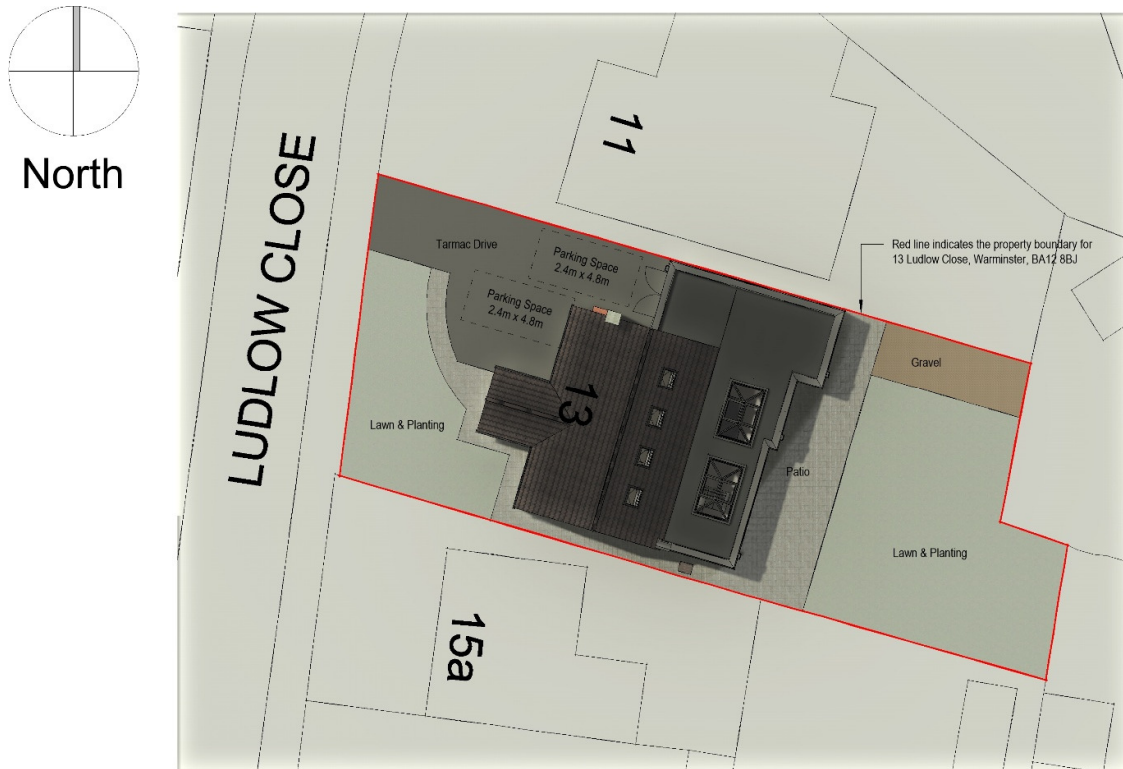


Figure 8 – Proposed Site Plan

8. CONCLUSION

The proposed works at 13 Ludlow Close represent a sensitive and sustainable enhancement of the existing dwelling. The design replaces outdated structures with a high-quality, energy-efficient extension, improves internal functionality, and upgrades the building's external appearance through modern cladding and insulation.

The proposals respect the character of the area, maintain neighbour amenity, and deliver a long-term improvement to the property's environmental performance. Approval is therefore respectfully sought.