

Design and Access Statement

in support of a submission for

House Holder Planning Application

at

45 Lower Westwood, Bradford On Avon

prepared by

Atelier 17 Ltd



March 2026

Rev -

Design and Access Statement

45 Lower Westwood, Bradford On Avon

This document has been prepared by Atelier 17 Ltd on behalf of the family owners of the site and is to accompany a House Holder Planning Application for extensions and alterations to a domestic dwelling.

Applicant

Mr & Mrs Beauchamp

Date

March 2026

Site

45 Lower Westwood, Bradford On Avon

Proposal

Single rear extension and two storey side extensions

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Appendix A Site Photos

1.0 INTRODUCTION

1.1 Atelier 17 Ltd act for the family owners of the application site who are the freeholders.

1.2 The Householder Application Submission comprises the following elements:

Application fee (under separate cover) - £528

Application Forms

Architectural Drawings:

A17 25 03 S01 -	Location Plan
A17 25 03 S02 -	Existing Block Plan
A17 25 03 S03 -	Existing Floor Plans
A17 25 03 S04 -	Existing Elevations
A17 25 03 S05 -	Volumetric Assessment
A17 25 03 P01 -	Proposed Block Plan / Volumetric Assessment
A17 25 03 P02 -	Proposed Floor Plans
A17 25 03 P03 -	Proposed Elevations
A17 25 03 P04 -	Proposed Outbuilding

Design, Access and Heritage Statement

1.3 The application site comprises of a semi-detached, predominantly two storey dwelling located in the village of Lower Westwood, approximately 1 miles south west of Bradford On Avon. The existing dwelling (photographs of which can be found in Appendix 1) was constructed in the mid 1800's at which point, this was one of the most westerly properties in the village. The original dwelling was an exact mirror of the adjoining dwelling.

1.4 The original dwelling is two storeys tall and in an 'L' shape configuration with a primary dual pitched roof on the southern section terminating in a gable end and. The smaller extension to the north is subservient and located under a downward continuation of the main roof pitch.

1.5 The original front elevation is to the south, however in planning terms the north elevation which is the rear, fronts the public highway and is considered the primary elevation.

1.6 The original building is constructed in masonry with a mix of rubble stone and ashlar detailing. All of the original roof surfaces are covered in double roman tiles with parapets and stone chimneys. The original windows have all been replaced with uPVC modern double glazing.

1.7 There are three single storey modern extensions. The largest is a mono-pitch garage to the side, the second is a mono-pitch lobby to the north primary elevation and the smallest is a glazed dual pitched extension on the rear elevation.

1.8 Externally there is parking for 3 cars off the highway but running a vehicle onsite is not possible. The parking area also provides access to the paddock to the east. The substantial rear garden is accessed alongside the garage extension.

1.9 The site is slopes from the north, downwards to the south with a mix of hard and soft level changes. There is a small area of hard landscaped terrace but the rest is predominantly laid to lawn.

1.10 There are no trees onsite within the domestic curtilage.

1.11 The site is located on the western edge of the local Conservation Area and is within the Green Belt.

1.12 The site is outside of an established settlement boundary but is located within a defined group of residential buildings.

1.13 The existing site and buildings are fully described in the application drawings A17 26 04 S01 to S0 inclusive.

2.0 PLANNING HISTORY

2.1 Since its original construction there are two relevant recorded planning events on the Local Authority website. These are summarised below:

Application Reference: W/83/00322/FUL

Application Type: Planning

Address 45 Lower Westwood, Bradford-on-Avon, Wiltshire, BA15 2AW

Proposal Extension to porch.

Decision	Approve with conditions
Status	Lapsed

Application Reference:	PL/2026/00178/FUL
Application Type:	Lawful Development: Proposed Use
Address	45 Lower Westwood, Bradford-on-Avon, Wiltshire, BA15 2AW
Proposal	Single storey rear extension and outbuildings
Decision	Confirmed as Permitted Development

3.0 PRE-APPLICATION ADVICE / NEIGHBOUR CONSULTATION

3.1 No pre-application engagement has been undertaken but the neighbours have been informed of the intention to submit a planning application for the scope of works proposed in this application.

4.0 EXTENT OF PROPOSALS

4.1 The scope of the proposed works include the following elements:

- Construction of a single storey rear extension to include a separate rear entry and extended living accommodation providing a positive connection with the private rear garden.
- Construction of a new two storey side extension to the side to provide a utility, extended living accommodation at ground floor with a master suite at first floor.
- Demolition of the existing garage and rear porch to facilitate the above.
- Demolition of the existing front extension and replacement with a partial two storey extension to provide new stair access to first floor.
- Modest alteration to the existing primary elevation to provide a new front door and more positive public frontage.
- Internal alterations that are not the subject of planning approval.

4.2 The proposals take design cues from the existing dwelling but also an established Practice history of creating sympathetic modern additions to older buildings. To the street, the proposals try to balance the need to maintain this elevation was the rear of the dwelling but provide a more positive elevation to the public street. Removal of all of the external foul drainage, a street facing front door and small canopy provide this improvement. The extensions to the east are more subservient in elevation composition and step back from the original stone elevation. They are also a more ad hoc composition of openings so the more formal original elevation is not compromised.

4.3 To the rear the proposals respond to those recently approved and constructed on the adjoining semi-detached dwelling at ground floor with a simple rectilinear flat roof design with large areas of glazing. At first floor a new gable end is created to take advantage of the far reaching south facing aspect. It should be noted that the flat roof area is not designed to be accessed and will not be used as a roof terrace.

4.4 Overall, the proposals are a balance of contemporary and traditional elements and propose a combination of timber cladding with a contemporary composition of timber cladding and matching natural stonework.

5.0 GREENBELT ASSESSMENT

5.1 The site is located within the Green Belt and as such, careful consideration needs to be given in terms of increased volume on the site and the positioning of any additions in the interest of preserving openness, the key objection of Green Belt policy.

5.2 An assessment of the existing building and its historic development has been calculated and summarised on drawing S05. Crucial to establishing the 'original' volume as of 1948 is the 1952 map shown on this drawing which clearly shows an extended footprint to the east that not only extends beyond the earlier main building but also further than the current garage extension. In combination with the photo on the same drawings showing the infilled pocket in the gable end stonework where a structural ridge would have been present, it is reasonable to assume that this footprint was two storeys and similar in profile to the existing dwelling.

5.3 This has formed the basis for the calculation of the 'original' volume. This is confirmed as 535.2 m³.

5.4 The recent application for Lawful Development has confirmed that a combination of structures onsite could add a further 350.4 m³. It should also be noted that this is not exhaustive as the proposed area of outbuildings only covered 21% of the rear garden. The total volume of the 'original' building, the existing extensions and the additional structures forming part of the Lawful Development application is 954.8 m³.

5.5 The total volume of the proposals as set out in this application are 939.7 m³. This figure includes the demolition of the existing garage, extensions and rear lobby. Whilst this is an increase over the 'original' building of 75.5% it is still less than the Lawful development proposals.

5.6 Whilst there are no defined figures for appropriate volume increases in Green Belt Policy, a notional 30% volume is normally considered as the accepted benchmark for domestic extensions. It is noted however that Wiltshire does not have an upper limit for extension to greenbelt and there are numerous examples including those undertaken by this Practice which far exceed 50% increases where special circumstances exist, or the extent of the increase can be justified in terms of their impact on openness.

5.7 In the assessment of this application, it has been shown that a volume far in excess of that proposed can be achieved on site. And in terms of how that might manifest itself on site, this volume could be spread over the entire redline area which would have a significant impact on openness.

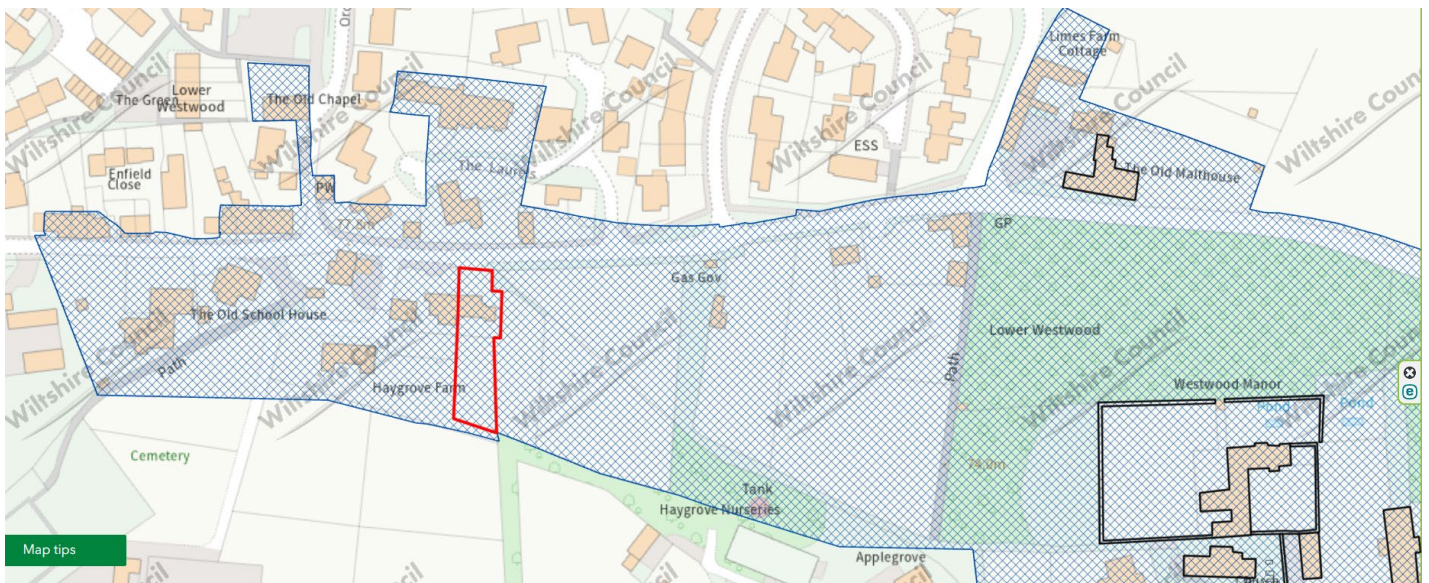
5.8 The proposals as submitted are far less impactful on openness and reproduce much of the volume of the 'original' buildings. Other structures are within the external limits of the original building footprint as is the case of the stair case extension or within the limits of adjoining structures as is the case of the rear single storey extension. Other than the outbuilding, all of the structures are therefore attached to the host building which greatly reduces the impact of additional volumes in terms of openness.

5.9 Furthermore, the application provides the opportunity for the LA to protect further developments through imposing conditions to remove permitted development rights.

5.10 On balance, it is therefore considered the proposals are entirely appropriate and consistent with Green Belt policy and the perceived open of Green Belt is not materially impacted in an excessive way.

6.0 CONSERVATION ASSESSMENT

6.1 The site is located within a Conservation Area. This is illustrated in the plan below as well as other Heritage Assets.



Extract from Wiltshire Planning Policy Map (Accessed 28.03.26). Blue Hatch / Line – Conservation Area, Heavy Line – Listed Building, Red Line – Application Site

6.2 By default, any building works will have some impact on the Conservation Area as this implies alterations and or change. However, this modern development is very discreet in terms of the setting and its effect on the Conservation Area.

6.3 This part of the Conservation Area is predominantly characterised by relatively modest individual dwellings and structures in a loose and low-density pattern along the main highway. There is no overarching style or configuration save for the use of similar local vernacular materials and forms.

6.4 Whilst the existing building is of some architectural merit it has a limited contribution to the built quality of the Conservation Area and its orientation means that the rear lower quality elevation fronts the public highway and public rights of way.

6.5 Overall, the extension improves the appearance of the building through better quality materials to the front over and above existing extensions and also proposes modest reconfiguration and improvements to form a more positive frontage to the public realm without trying to compete with the original south facing front elevation.

6.6 The new elevations to the north are modest and try to replicate the subservient nature of this elevation where as the south facing more private elevation are more open, contemporary and provide a sympathetic counterpoint to the existing structure.

6.7 The extensions and overarching redevelopment is entirely proportionate to the existing dwelling and is to be constructed in high quality sympathetic materials.

6.8 In summary, it is considered the proposals are considered to have an impact to be at the lower end of the less than Significant Harm but that the positive and careful consideration of this development outweighs this harm.

7.0 CONCLUSIONS

7.1 The proposed design as submitted provides both more appropriate, flexible and sustainable accommodation, and respects the setting and character of the site.

7.2 The proposals have no material impact on any of the surrounding properties.

7.3 The proposals have been carefully considered to reflect the requirements of the applicants and maintain the high quality and considered design now expected with this type of development and the opportunities it offers.

7.4 The proposed design provides a material improvement in design quality in terms of the building relationship with its private amenity space and at the same time respect the restrictions of both the Green Belt and Conservation Area status of the site.

7.5 As such, we consider that the proposals as submitted comply with all the relevant national and local planning policies.

Atelier 17 Ltd

March 2026

APPENDIX A

Site Photos





