



ARCHITECTURAL
SERVICES

PLANNING, DESIGN AND ACCESS STATEMENT

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131 Devizes Road, Hilperton, Trowbridge, Wiltshire, BA14 7QJ

NEW REAR EXTENSION & REFURBISHMENT



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1. SUMMARY

- 1.1. This supporting Planning, Design and Access Statement has been prepared by Studio Zed Architectural Services on behalf of Miss Harrison. This document accompanies a planning application for the refurbishment and addition of a single storey rear extension to 131 Devizes road, Hilperton, Trowbridge.
- 1.2. The existing dwelling is a semi-detached property located on Devizes road, Hilperton, Trowbridge, Wiltshire. The proposed works include internal layout alterations and refurbishment, as well as a new single storey rear extension.



2. SITE & SURROUNDING AREA

- 2.1. The application site is 131 Devizes road, Hilperton, Trowbridge, Wiltshire, BA14 7QJ.
- 2.2. Devizes Road, located on the edge of Hilperton village, is characterised by low-density residential development comprising predominantly detached and semi-detached dwellings set within generous plots. The area exhibits a spacious, semi-rural character, strongly influenced by the surrounding open countryside, and expansive views across adjacent agricultural land.
- 2.3. The site is of domestic use and ownership. The property comprises a two-storey, three-bedroom semi-detached dwelling positioned at the end of a short terrace, characterised by white rendered elevations and clay tiled roofs.
- 2.4. The property has a small driveway off Devizes road and a medium sized rear garden which is not visible from a public highway.
- 2.5. Ground conditions will be investigated via trial pit, which will be carried out by the chosen contractor.



Site Location – Ref. to drawing 0010_*Site Location and Site Plans* within application drawing pack

3. DESIGN & WORKS JUSTIFICATION

- 3.1. The existing dwelling is in need of refurbishment and general modernisation, both internally and externally. The proposed extension seeks to address these requirements while providing additional, much-needed living space for the occupants.
- 3.2. The proposed extension and associated ground floor reconfiguration have been carefully designed to enhance functionality, improve internal circulation, and uplift the overall quality and appearance of the accommodation. The development will create a more practical and coherent layout, better suited to modern living standards.
- 3.3. The proposed 20m² infill extension will align with the existing side and rear elevations, incorporating modest set-backs to ensure it remains clearly subordinate to the existing dwelling. The scheme introduces a generous open-plan kitchen and dining area, improving connectivity with both the principal entrance hall and the rear garden. In addition, the reconfigured layout incorporates a 6m² utility room, alongside a pantry and a ground floor shower room, further enhancing the usability and efficiency of the home.
- 3.4. Large glazed openings, together with a rooflight, will maximise the provision of natural daylight to the proposed spaces, creating a bright and inviting internal environment. Vertical timber cladding is proposed to wrap the corner of the extension, providing a softer, more natural aesthetic that contrasts with the existing dwelling while responding positively to the surrounding rural context.



Visual of the proposed rear extension





4. APPENDICES

4.1. Existing Site Photos –

View from Devizes road





View from rear garden

