

DESIGN & ACCESS STATEMENT

SITE ADDRESS

115 Lacock Gardens
Hiperton
Wiltshire
BA14 7TG

PROPOSAL

Single storey front dining room
extension

Issue Date : 21/04/2026
Revision : A

115 Lacock Gardens
Hiperton
Wiltshire
BA14 7TG



Fig 1 Existing Front Elevation

B : hello@wbc.group
T : [01225 789307](tel:01225 789307)



1.0 INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by Western Building Consultants on behalf of their client; the owner of 115 Lacock Gardens, Hiperton, BA14 7TG.
- 1.2 It has been produced to support the proposal for the internal remodelling and construction of a single storey dining room extension to the existing semi detached dwelling.
- 1.3 This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.
- 1.4 This document is supported and should be read in conjunction with the following documents:
 - ❖ (3)001 Block Plan
 - ❖ (3)002 Existing Ground Floor & Roof Plan
 - ❖ (3)003_Existing Elevations
 - ❖ (3)004_Proposed Ground Floor & Roof Plan
 - ❖ (3)005_Proposed Elevations

2.0 OVERVIEW OF SITE / LOCATION

- 2.1 115 Lacock Gardens is located within a development in Trowbridge. It falls within the Wiltshire district Council. The location is one of a series of developments built with matching style and orientation.
- 2.2 The landscape is that of a sub-urban development with external parking, colder sacks with limited vegetation and boundary wall treatments
- 2.3 The surrounding houses see a mixture of alterations including the proposed front extension. The material pallet is that of coursed brickwork and pitched roofs.

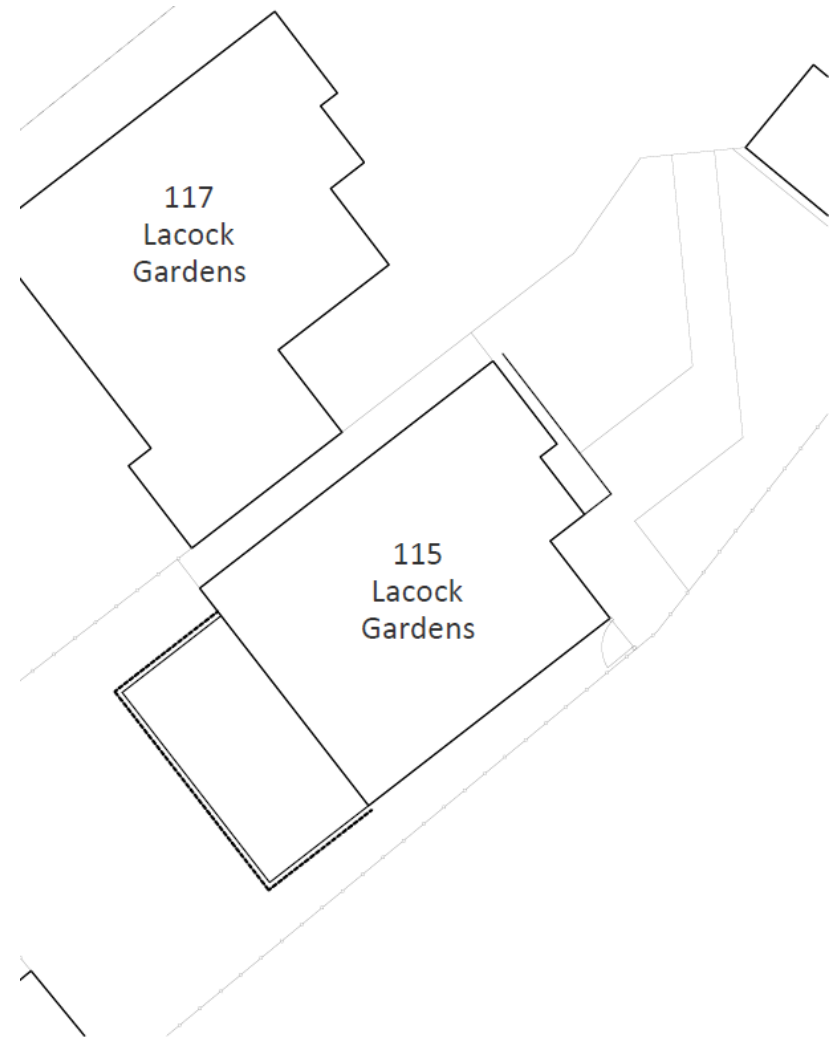


Fig 2 Current Site Location

3.0 PLANNING HISTORY

3.2 Similar permitted applications nearby include:

82 Lacock Gardens

15/02153/FUL *Proposal*

Front dining room extension and rear sunlounge extension

The surrounding area sees a range of such alterations following the proposed scheme.

4.0 DESIGN

- 4.1 The proposed design of 115 Lacock Gardens extension seeks to provide the much-needed additional space that connects to the dining room. It enables better natural light to the family home through orientation of new window openings. The openings have been sensitively orientated to mirror the existing openings and sizing's while improving the light quality for the room. The proposal does not affect neighbouring properties.

MATERIALS

- 4.2 The materials selected in this extension are reflective of its surroundings to match existing materials of coursed brick and clay/concrete pitched roof tiles. The openings match the existing style through white uPVC glazing. The finish is proposed to be of good quality and befitting the dwelling house.

DESIGN AND LAYOUT

- 4.3 The design and layout is matching of the local character and context to be in line with the existing roof parameters seen on the existing front elevation. The proposal sees the continuation of the existing projection to form a coherent and well faced front elevation and entrance to the property. It is believed that the addition forms better functionality with minimal impact and alteration to the dwelling. This improvement benefits the requirements of modern family living and would not have an adverse effect on the surroundings.

APPEARANCE

- 4.4 The proposal uses a careful selection of materials that reflect the existing and complement to local context. The colours selected are sympathetic to its context to provide minimal impact.

LANDSCAPE AND ACCESS

- 4.5 The Access to the property remains unchanged. Its landscape is also retained due to the location and massing of the proposal.

5.0 SUMMARY & CONCLUSIONS

- 5.1 The proposed extension and interior remodelling of 115 Lacock Gardens significantly enhances the functionality of the property through the use of thoughtful design. The physical design integrates into the existing building form through extension and matching characteristics. It is a subtle addition that is seen throughout the local area. The use of matching materials enable a seamless extension that does not impact the existing or local character. Openings are orientated to be sensitive to context while providing the much needed additional natural light for improved quality.

It is felt that the following proposal falls within the NPPF and framework guidance of Wiltshire Councils Core Strategy and Local Plan.

In summery, there are no identified adverse impacts which could be considered to significantly, or demonstrably, outweigh the benefits of the proposed work to this property. The proposed works have been carefully designed to minimise impact on the surrounding area and neighbouring residents. The proposal enhances the existing property drawing local context and materiality. It is believed that this development provides a level of efficiency with the existing space and provides for the needs of the inhabitants by creating an improved family home. The design considers the orientation and materiality of the site to ensure a well thought out proposal. It is with this in mind that we seek the approval of the scheme by Wiltshire Council.

6.0 PHOTOGRAPHIC SCHEDULE



Figure 1 Existing Front Elevation