

Date: 12/05/2026
Project no/ ref 882

Design and Access Statement

1 Description and address

1.1 Address

OLD VICARAGE, CHURCH LANE, HANKERTON, MALMESBURY, SN16 9LF

1.2

The application seeks permission to convert the unused loft into a bedroom and bathroom. To make the space habitable, insulation is to be installed between and over the rafters, to maintain sufficient headroom. This will raise the height of the roof line by 145mm.

To light and ventilate the space 6 sets of Velux conservation rooflights are to be installed, which have a minimum projection above the tile line.

The application also consolidates the existing SVP routes, leaving fewer external foul runs, and introduces one new soil vent and moves the position of another.

2 Site context

2.1 Assessment of natural and built environment (including ecology)

The planning history of the site is limited to one application:

Application Number: N/09/01544/FUL

Address: OLD VICARAGE, CHURCH LANE, HANKERTON, MALMESBURY, SN16 9LF

Proposal: Single Storey Rear Extension

The site is located in close proximity to:
CHURCH OF THE HOLY CROSS, CHURCH LANE
Which is Grade II* listed.
List Entry Number: 1022241

Curtilage falls outside of Green belt, any conservation areas and Article 4 directions.

We have commissioned a PRA Bat Survey, which is attached.

2.2 Economic and social context

The application is deemed to have a negligible effect of the Economic and social context

2.3 Public consultation (including pre-app feedback)

No public consultation or pre-planning advice has been sought.

2.4 Planning policies and designations

The loft conversion and skylights themselves would fall under permitted development. The increase in height, however, triggers the need for a householder planning application. This is accommodating insulation between and above the existing rafters. This will increase the amount of insulation it is possible to install while maintaining sufficient head height internally and is in line with Wiltshire's environmental ambitions.

3 Design Principles

3.1 Use

The converted loft will be for domestic use. It will house a bedroom and bathroom

3.2 Amount

N/A

3.3 Layout

The internal layout is minimally affected, with the addition of a new staircase to access the loft.

3.4 Scale

The scale of the development does not affect the existing.

3.5 Landscaping

N/A

3.6 Appearance

The design will have a relatively low impact on the appearance of the building.

3.7 Sustainability

The upgrade to the roof insulation will improve the thermal performance of the building.

3.8 Design of the proposal

The upgrade to the roof insulation will improve the thermal performance of the building.

4 Access provision

4.1 Internal

There is a new staircase continuing up directly from the existing.

4.2 Site access: vehicles, pedestrians, parking, and public transport

The proposal does not affect the existing.

5 Conclusion

The design will improve the functionality of the property as a family house whilst also increasing the thermal performance of the building. The increased roof height is minimal and will not negatively impact the surrounding context. The roof lights specified are in keeping with the building and context and will have a minimal effect on the overall appearance.