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DESIGN AND ACCESS STATEMENT FOR PROPOSED LOFT CONVERSION AT 10 IMPERIAL DRIVE, ASHTON KEYNES, WILTSHIRE, SN6 6GB

1. Property Description

10 Imperial Drive is a 2-bedroom property situated in the Kings Water development at Ashton Keynes. The dwelling is a modern two-storey mid terrace property, constructed from render and brick under a reconstructed stone tiled roof, reflecting the traditional architectural character of the wider development.

2. Proposed Works

The proposal is to convert the existing roof space to provide an additional bedroom and en-suite with the addition of rooflights to the rear of the property. The proposal retains the character of the existing property and development. Lisa Davis has looked into this already under reference ENQ/2026/00728 to confirm planning permission is required as the permitted development rights have been removed.

No changes are proposed to the ridge height, roof structure, or building footprint. External alterations are limited to the installation 3 rooflights sloping and fixed to the east (rear) elevation.

3. Amount and Scale

The additional floor space created by the proposal will be some 25 m². The loft conversion has been designed to sit comfortably within the existing roof form without appearing dominant or overdeveloped. Existing vehicular access is unaffected and the car parking will remain as existing with 2 spaces to sit in line within the Wiltshire Planning guidelines of a 3-bedroom property. The layout of the loft conversion can be viewed on the proposed scheme drawings.

4. Conclusion

The proposed loft conversion at 10 Imperial Drive represents a modest and well-designed enhancement to the existing dwelling and the design respects the existing architectural character.

The scheme is entirely within the existing roof envelope, introduces limited and sensitively designed external alterations, and preserves the building's appearance and character. The Rooflights are modestly sized and sympathetically positioned to ensure a balanced appearance. The proposal adds habitable space within the existing roof volume, with no increase in the building's footprint or height.