

Oriel Cottage, 29 High Street, West Lavington, SN10 4HQ Design and Access Statement

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1.0 Introduction

1.1 This Design and Access statement has been prepared by PKA Architects Ltd, to support a Householder Planning Application for the demolition of existing single storey rear extensions and erection of replacement two storey and single storey rear extensions, together with associated internal and external alterations at Oriel Cottage in the village of West Lavington, Wiltshire.

1.2 This statement explains the design approach behind the proposal, setting out what is being proposed, the rationale for the development, and how it responds appropriately to its context.

2.0 Context

2.1 Oriel Cottage is a semi-detached dwellinghouse located on West Lavington High Street within the West Lavington Conservation Area.

2.2 The site is accessed directly from the High Street via a private driveway, with the dwelling set back slightly from the highway. A detached garage is positioned to the north-east of the dwelling, together with additional parking provision, providing space for approximately three vehicles.

2.3 The surrounding area is predominantly residential in character, comprising a mix of traditional and more modern dwellings, converted farm buildings, some with later alterations and extensions reflective of the gradual evolution of properties within the Conservation Area.

2.4 Oriel Cottage is principally brick-built, with a two-storey front elevation facing the highway beneath a clay plain tiled roof. To the rear, the dwelling comprises a series of single-storey extensions, including:

- a hipped/gabled roof extension containing kitchen, larder, utility and WC accommodation (shared in form with the neighbouring property at No.27), and
- a later flat roofed rendered extension providing a storage/workshop space.

2.5 The later flat roofed addition is of limited architectural merit and is considered to be poorly integrated with the original dwelling and its context in terms of form, materials and detailing.

2.6 The internal arrangement of the existing rear extensions results in a fragmented layout with inefficient circulation and poor connectivity to the rear garden.

2.7 The existing rear extensions are subordinate to the main dwelling and are largely concealed from public view along the High Street.

3.0 Planning History

PL/2025/00499

T1 Pear tree - Fell.

T2 T3 Silver Birch trees - 30% reduction.

T4 T5 Apple trees - Fell.

T6 Cherry tree - Fell.

Approved (24/02/2025)

E/09/1623/TCA

The removal of two conifer hedges situated on the southern and eastern boundaries of the rear garden at the property.

Approved (19/01/2010)

4.0 Scale and Layout

4.1 The proposal comprises the demolition of the existing single storey rear extensions and the erection of replacement two storey and single storey rear extensions, together with associated internal and external alterations.

4.2 The proposals result in only a marginal increase in overall footprint compared to the existing arrangement.

4.3 At ground floor level, the two-storey extension provides a modest increase in width to allow for a larger kitchen. The proposal retains utility and WC accommodation, whilst improving circulation and creating a more functional connection through to a dedicated home office space within the proposed single storey extension.

4.4 The proposed single storey extension has a similar footprint to that being demolished, with the external walls proposed to step in from the two-storey extension. This allows the element to read as a more recessive and subordinate addition, helping to reduce the perceived scale and massing of the overall development.

4.5 At first floor level, the two-storey extension provides a new Master Bedroom suite comprising bedroom accommodation, en-suite and dressing area.

4.6 A new internal partition within one of the existing bedrooms will provide access to the new Master Bedroom, via the existing staircase and landing arrangement.

4.7 The proposed roof form of the two-storey element is designed to align with the existing gabled/hipped junction at the party wall line, extending the established roof geometry of the adjoining property. This approach reduces visual impact and maintains continuity in roof form across the shared boundary.

4.8 The further subordinate single storey extension adopts a traditional gabled roof form, helping it integrate appropriately with the character of the host dwelling and surrounding built form.

4.9 The original design intention was to retain the existing single storey rear extensions and construct a first-floor addition above, alongside replacement of the later flat roof extension. However, following structural investigations, it was confirmed that the existing extensions are not capable of supporting an additional storey without significant intervention.

4.10 Trial hole investigations confirmed that the existing rear extension walls are constructed without adequate foundations, bearing directly onto the ground. As a result, retaining the existing structure would require extensive and disproportionate structural works to enable the proposed development.

4.11 The proposed demolition and replacement strategy therefore represents the most practical and efficient construction solution. It also provides the opportunity to comprehensively upgrade the building fabric, improving thermal performance, weather resistance, and long-term durability, ensuring compliance with modern building standards.

4.12 The scale and massing of the extensions have been carefully designed to remain subservient to the principal two-storey dwelling and to maintain a coherent architectural relationship with the host building and neighbouring property.

4.13 The proposed floor plans and elevations illustrate the extent and massing of the existing rear extensions for comparative purposes. This demonstrates that the overall increase in built form is not significantly greater than the existing arrangement, whilst substantially improving the functionality and internal layout of the dwelling, including the provision of an additional bedroom suite.

4.14 Given its position to the rear of the property, the proposed development will not be visible from the public realm along the High Street.

5.0 Appearance

5.1 The proposed two-storey rear extension will be constructed in brickwork to match the existing dwellinghouse and the extension proposed to be demolished.

5.2 The proposed single storey extension will be finished in render. The lighter material treatment allows this element to read as a more recessive and subordinate addition.

5.3 The roofs will be finished in double roman tiles to match the existing roof finish of the rear extension being replaced and to integrate appropriately with the adjoining roof form where the extension ties into the neighbouring property.

5.4 All new windows will match in materiality to the existing dwelling.

5.5 The proposed materials have been selected to complement and respond to the existing dwellinghouse, ensuring that the extensions integrate sensitively within their context and the wider Conservation Area setting.

6.0. Landscaping

6.1 The landscaping proposals are limited to minor localised adjustments required to accommodate the slight level variations across the rear garden and the marginal increase in width of the proposed extension.

7.0. Highways and Car Parking

7.1 The existing vehicular access from the High Street will remain unchanged, with no alterations proposed to the driveway or access arrangements.

7.2 The site benefits from existing off-street parking provision which meets the minimum requirements set out within Wiltshire Council's Car Parking Strategy for a four-bedroom dwelling.

8.0. Access

8.1 The proposal relates solely to alterations and extensions to an existing dwellinghouse and does not alter the existing means of access to the site. Existing pedestrian and vehicular access arrangements will therefore remain unchanged.

8.2 Internal alterations have been designed to improve the functionality, spatial efficiency, and usability of the dwelling for the applicants.

9.0 Conclusion

9.1 The proposed development has been carefully considered in response to the character of the host dwelling and its setting within the West Lavington Conservation Area. The scale, form and material palette of the extensions have been designed to remain sympathetic to the existing and neighbouring property, whilst ensuring the development reads as a subordinate addition to the original dwellinghouse.

9.2 The proposal rationalises the existing arrangement, significantly improves the functionality and internal layout of the dwelling, and delivers enhanced building performance and longevity through the replacement of structurally inadequate existing construction.

9.3 Overall, the proposals are considered to preserve the character and appearance of the West Lavington Conservation Area and represent an appropriate form of residential development.