



ARCHITECTURAL
SERVICES

PLANNING, DESIGN AND ACCESS STATEMENT

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28 Drynham Road, Trowbridge, Wiltshire, BA14 0PE

LOFT CONVERSION & REAR DORMER



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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 Mr Manuel. This document accompanies a planning application for a loft conversion and addition of a new rear dormer to 28 Drynham road, Trowbridge.
- 1.2. The existing dwelling is a terraced property located on Drynham road, Trowbridge. The proposed works are to convert the existing loft space into a new master bedroom and ensuite, with a new full width rear dormer.

2. SITE & SURROUNDING AREA

- 2.1. The application site comprises 28 Drynham Road, Trowbridge, Wiltshire, BA14 0PE. Drynham Road is an established residential street located on the western side of Trowbridge, characterised predominantly by Victorian and Edwardian terraced housing, mature landscaping and a cohesive streetscape.
- 2.2. The area exhibits a strong residential character, with a number of properties along the road having already benefited from loft conversions and rear dormer extensions, establishing a clear precedent for this form of development.
- 2.3. The site is in residential use and ownership and comprises a two-storey, three-bedroom terraced dwelling with an existing single-storey rear extension. The property is constructed of red brick elevations beneath a clay tile roof, reflecting the prevailing architectural character of the surrounding area.
- 2.4. The site is of domestic use and ownership. The property is a 3-bedroom, two storey, terraced dwelling, with an existing single storey rear extension. The external finishes consist of red brick walls and clay-tile roofs.
- 2.5. Pedestrian access to the property is provided directly from Drynham Road via a small front garden. Vehicular access is available to the rear of the site from Dursley Road, serving the property via its long rear garden.
- 2.6. Ground conditions will be assessed through trial pit investigations undertaken by the appointed contractor prior to commencement of the proposed works, where required.



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

3. DESIGN & WORKS JUSTIFICATION

- 3.1. The proposed development has been carefully designed to provide additional accommodation for the occupants of the dwelling, enhancing the functionality, flexibility and long-term suitability of the property for the needs of the growing family. The proposal will make efficient use of the existing roof space through the creation of a new loft conversion comprising a 10m² bedroom and a 3m² en-suite bathroom, together with adjacent eaves storage. This arrangement maximises the usable floor area while maintaining a practical and well-proportioned internal layout.
- 3.2. The proposed rear dormer has been designed to remain subordinate to the host dwelling, with its scale, form and positioning respecting the character and appearance of the existing property. The dormer is set below the ridge line and in from the side boundaries, ensuring that it appears as a sympathetic addition to the original roof form.
- 3.3. Externally, the dormer will be finished in grey composite cladding with matching grey uPVC window frames and rainwater goods. The choice of materials provides a subtle contemporary contrast to the existing red brick and clay tile construction, whilst remaining complementary to the host property and wider streetscape. The proposed palette has been selected to create a high-quality, durable finish that clearly distinguishes the new addition from the original building without appearing visually dominant.
- 3.4. The design approach reflects similar loft conversions and rear dormer extensions present within Drynham Road and the surrounding area, ensuring that the proposal responds positively to the established character of the locality while delivering a modest and proportionate enhancement to the dwelling.



4. APPENDICES

4.1. Existing Site Photos –

View from Drynham road





View of the property (and neighbouring rear dormer extensions) from rear garden

