

Date: 09th July 2026
Our Ref: 0246/D/DAS

72a Sheldon Road, Chippenham. SN14 0BT.

Project Description: Change of use from Class E to C3.

Introduction:

1. This statement has been prepared by SJA in support of an application to change the 'use class' of an existing outbuilding from 'Class E' to 'Class C3'. Historically the small outbuilding functioned as a small shoe repair shop called 'The Shoe Box'. We understand the shop operated in the late 1980's/early 1990's and ceased business end of 2025 following the retirement of the skilled cobbler and business owner.
2. The dwellinghouse (no.72) to the north of, and behind, the Shoe Box was purchased by the Applicants in 2026. The Shoe Box title (no.72a) was attached to the purchase. No.72a is in a poor state of repair and is currently used for storage only. Consent is sought to change the use of this outbuilding to residential thus tying it back to the dwellinghouse (no.72) positioned north.
3. Converting the volume into ancillary habitable accommodation is a better use of space for the young family. The intent here is to offer a flexible family room immediately opposite the dwellinghouse. The courtyard between both buildings will act as a natural connection.
4. As part of this submission, it is proposed to replace the existing flat roof with a fully complaint, pitched, thermal build-up. Existing external walls will be lined and insulated internally, and external enhancements will be undertaken, such as re-rendering elevations, blocking up the former 'shop front' window, consolidating structural openings at the rear and constructing a very small infill extension at the rear.
5. The OS Map and photograph illustrate the extent of the boundary whilst confirming appearance and setting



Figure 1: OS Map.



Figure 2: Existing front elevation.

Site Context:

6. 72a is a single storey outbuilding presumed to have been separated from the title of the dwellinghouse following founding of the Shoe Box business.
7. External walls are of single masonry leaf and rendered. A bituminous flat roof covering is laid to fall over. Fabric offers zero thermal properties. The internal space is damp and dark.
8. The floor plan is triangular in form. Two window openings are afforded at the rear and face north in the direction of no.72. The former 'shop front' is orientated to face south, addressing the public realm. This element reads as an ad hoc addition to provide 'frontage'. Access is provided through a single door positioned to face east in the direction of neighbouring no.70's gable end.



Figure 3-5: Existing rear elevations and access

9. Approximately 10m separates The Shoe Box and no.72. Whilst this garden area is heavily mature, it has the potential to create an inviting front garden to serve both volumes.



Figure 6: Path between no.72 and no.72a



Figure 7: Path from no.72a leading to rear amenity of no.72.

Proposal and Design Principles:

10. The design is simple and driven by the aspiration to provide an additional flexible family space. The Applicants do not require commercial premises; there is however a need for extra living space.
11. The existing footprint will largely be retained as existing. The following minor interventions are however proposed:
 - A small infill extension at the rear (northeast corner) to square the rear elevation.
 - Consolidation of existing openings facing north. Replacement with a glazed double doorset.
 - Replacement of the existing flat roof with a 20° tiled roof (insulation between and under rafters).
 - Integration of roof lights.
 - Removal of the 'shop front' – window opening blocked up and over-clad with timber.
 - Relocation of side entrance to a position central to the plan.
 - Elevation enhancement comprising new render finish and replacement rainwater goods.

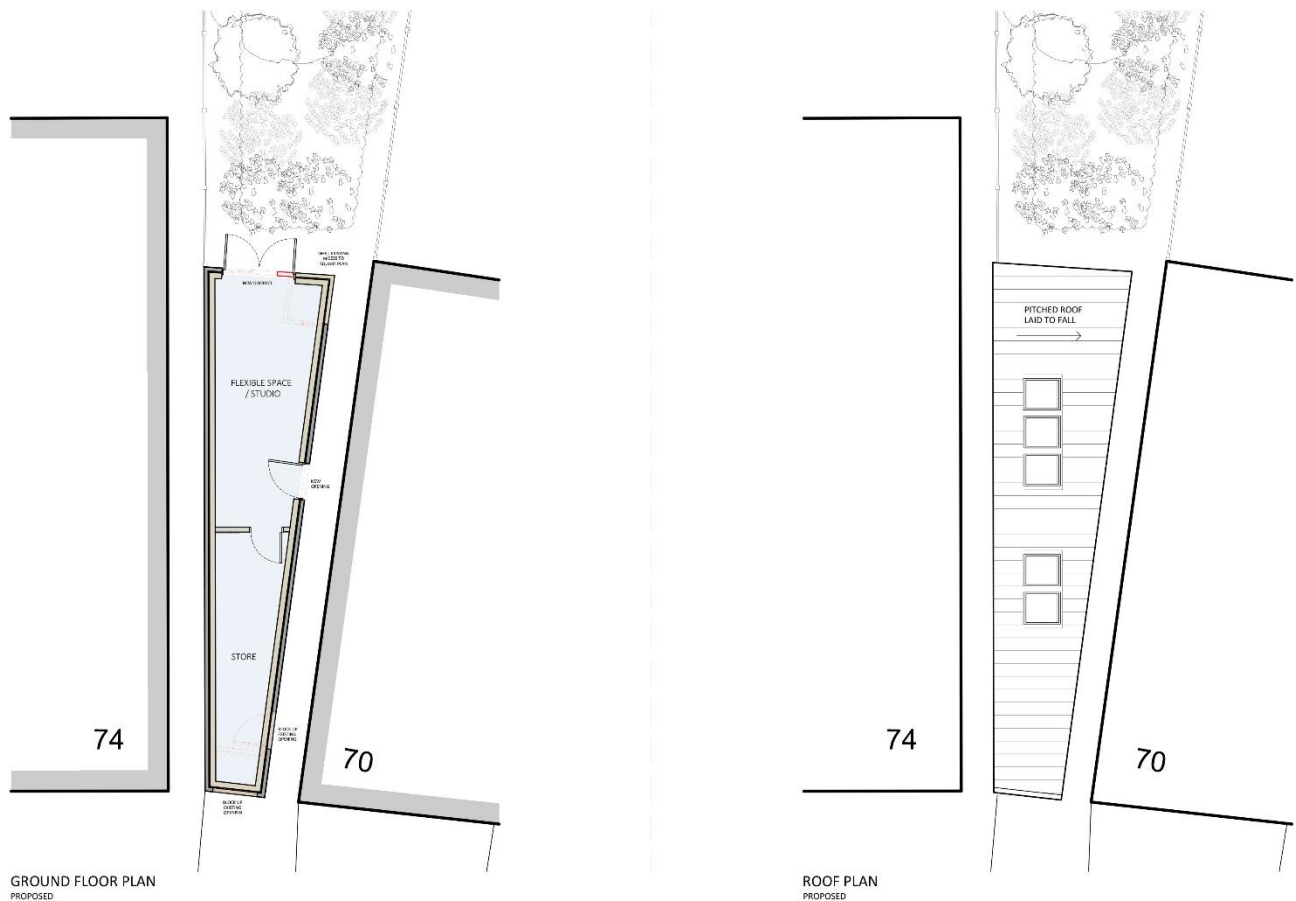


Figure 8: Proposed ground floor and roof plan.

Scale and mass:

12. A marginal increase to scale and mass is proposed. The roofline must be raised to accommodate an insulated floor and roof build-up. It is not possible to thermally enhance existing fabric and maintain adequate head room.
13. Form and massing do not harm or challenge the balance or proportions of the original building, neither does harm the street scene.



Figure 9: Existing mass facing Sheldon Road.

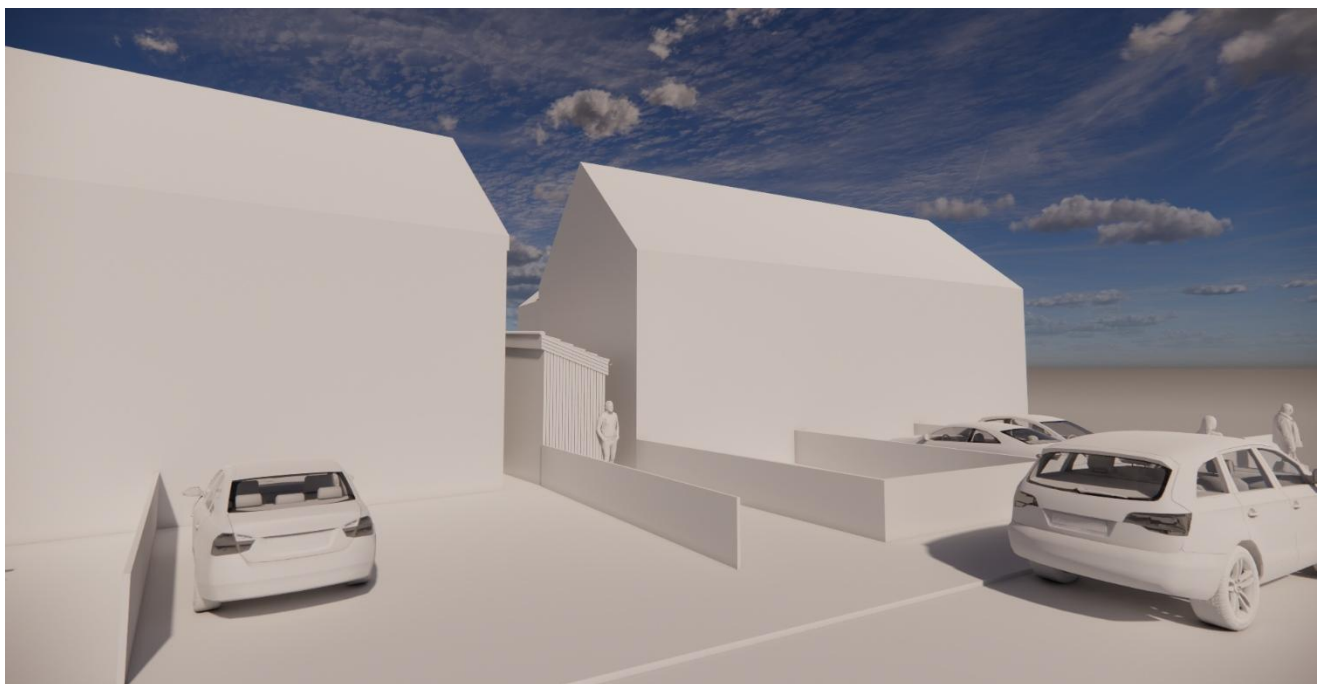


Figure 10: Proposed mass facing Sheldon Road.



Figure 11: Existing mass facing Sheldon Road

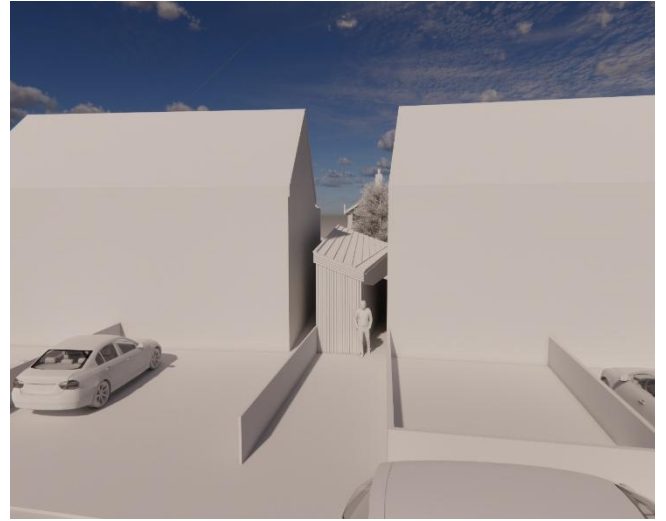


Figure 12: Proposed mass facing Sheldon Road.

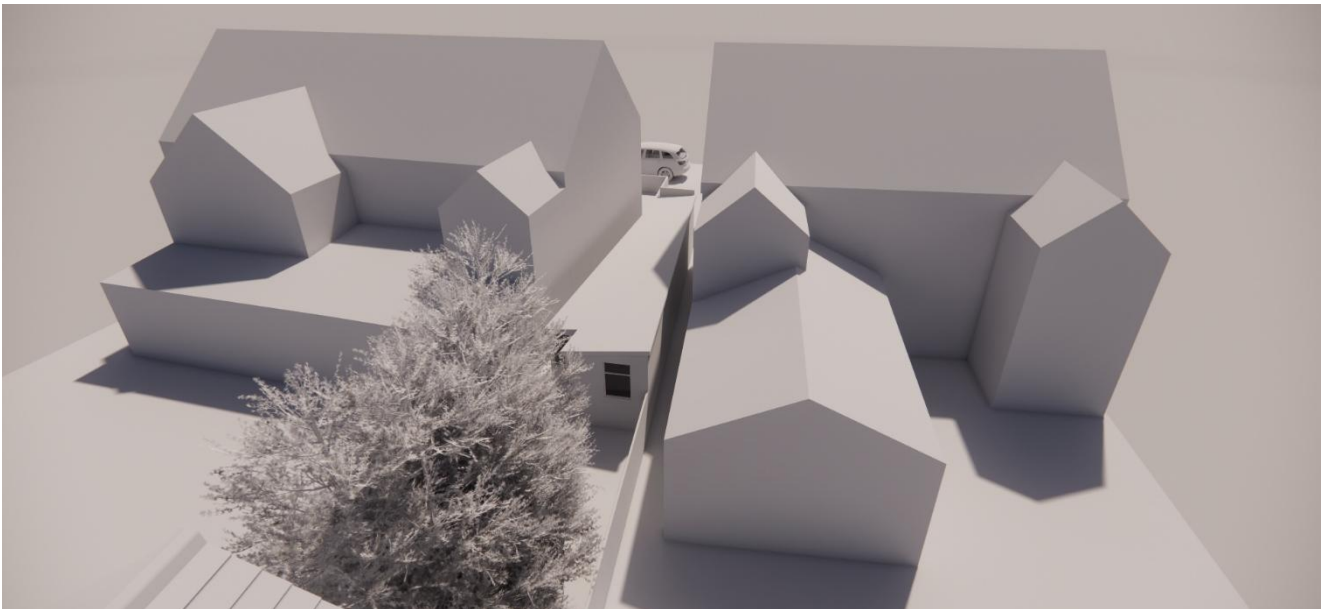


Figure 13: Existing mass facing no.72 (north).



Figure 13: Proposed mass facing no.72 (north).

Appearance:

14. The material schedule is as follows:

- Elevations: Replacement render neutral in colour. Timber cladding to front elevation following removal of shop front.
- Roof: Replacement tiled roof, pitched. Colour to match no.72.
- Doors/Windows: uPVC white.
- Rainwater Goods: uPVC white
- Rooflight: PPC aluminium grey.

Highways and Access:

15. The means of access and parking provision will be retained as existing.

Summary:

16. The scheme seeks to introduce a positive visual enhancement and one that will provide improved accommodation for the residents of the property both now and in the future.
17. The scale and siting of the proposed development would not cause significant harm to the amenities of any occupiers or adjacent occupiers through loss of light, overshadowing, overbearing impact, loss of privacy, noise, or other disturbance. Neither will it impose upon the street scene or its neighbours.
18. The proposal will not impinge upon the existing buildings or gardens, and neither will it cause the loss of significant historic fabric or harm to the area. Proposals will improve the setting of Sheldon Road.

Author:

Chris Jones
Architect

BA (Hons), MArch, ARB
Registration No: 089389G

E: chris.jones@studiojonesarchitects.co.uk

T: 07850 503594