

Design and Access Statement

Application by: Western Building Consultants Ltd

Proposal: It is proposed to add external insulation to the existing roof and dormer walls/cheeks, including associated roof covering replacement, resulting in a minor increase in the overall roof height.

Site: 2 Leigh Park Road, Bradford-on-Avon, BA15 1TE 6DW



Fig. 1 – Front elevation of property

1.0 Introduction

1.1 This Design and Access Statement has been prepared by Western Building Consultants on behalf of their client; the owner of 2 Leigh Park Road, Bradford-on-Avon, BA15 1TE. It has been produced to support the proposal of adding external insulation to the existing roof and dormer walls/cheeks, including associated roof covering replacement, resulting in a minor increase in the overall roof height.

1.2 This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.

1.3 Purpose of the Statement

In May 2006, the Government formally amended the planning application process as set out in 'Guidance on Changes to the Development Control System' (June 2006) to require the submission of a Design and Access Statement to support most planning applications. In a circular 01/2006, a Design and Access Statement is defined as a short report to illustrate the process that has led to the development proposal, and to explain and justify the proposal in a structured way. This document has been prepared in the context of the circular guidance. As such this document demonstrates how the physical characteristics of the scheme have been informed by the rigorous process of the assessment – involvement – evaluation – design.

2.0 Overview of Site

2.1 The site is located in Bradford-on-Avon; 2 Leigh Park Road is part of a row of detached and semi-detached dwellings.

2.2 The surrounding area is mainly residential, characterised by two-storey detached and semi-detached dwellings in the immediate surroundings.

2.3 Characteristic materials in the area are: Bath stone, brickwork, pan tiled/ concrete tiled roofs and UPVC guttering and down pipes.

2.4 The site is near public transport links, such as bus routes & stops which connect to nearby employment and shopping centres.

3.0 Site Planning History

3.1 The application site is not located in a conservation area.

3.2 Wiltshire Council online planning records indicate no planning applications for developments at 2 Leigh Park Road.

4.0 Proposal

4.1 It is proposed to add external insulation to the existing roof and dormer walls/cheeks, including associated roof covering replacement, resulting in a minor increase in the overall roof height.

4.2 The proposed development seeks to improve the thermal performance and long-term durability of the existing dwelling through the installation of external insulation to the roof slopes and dormer walls and cheeks. As a consequence of the additional insulation build-up, the overall height of the roof will increase by approximately 200mm.

4.3 The increase in roof height has been kept to the absolute minimum necessary to achieve the required level of thermal insulation in accordance with current Building Regulations and best practice for energy efficiency. The alteration is modest in scale and will not materially alter the character, form, or appearance of the dwelling within the surrounding street scene.

4.4 External insulation has been selected in preference to an internal insulation solution due to the significant constraints presented by the existing loft accommodation. Introducing the required insulation internally would substantially reduce the available headroom, resulting in a loss of usable floor area and compromising the functionality and amenity of the habitable loft space. In some areas, the remaining head height would fall below practical and acceptable standards for everyday use. Applying the insulation externally preserves the existing internal dimensions and ensures that the accommodation remains practical, comfortable, and fit for purpose.

4.5 In addition to maintaining the usability of the loft space, the proposed works will significantly improve the building's thermal efficiency by reducing heat loss and eliminating thermal bridging through the existing roof structure. This will contribute to lower energy consumption, improved occupant comfort throughout the year, and reduced carbon emissions.

4.6 Overall, the proposal represents a sensitive and proportionate enhancement to the existing dwelling. The modest increase in roof height is justified by the substantial improvements to the building's energy performance, weather protection, and long-term sustainability, while preserving the functionality of the existing habitable accommodation and maintaining the character and appearance of the property.

4.7 The proposed design will be complementary to the already existent dwellings.

4.8 The scheme will not have any major impact on the immediate or wider context.



5.0 Design

5.1 The design seeks to minimise the effect on the existing dwelling and the immediate and wider landscape.

5.2 Scale - The development was designed to follow the dimensions of the existent dwellings in the vicinity.

5.3 Appearance - The materials to be used have been chosen to be sensitive to the surrounding area and match similar schemes in the immediate context.

5.4 The materials chosen will be of high quality, ensuring a design finish to the development that will benefit the local character of the area.

5.5 The proposed materials include external materials to match the existing dwelling and the dwellings in the vicinity, and roofing materials to match the existing dwelling and the dwellings in the vicinity.

6.0 Summary and Conclusions

6.1 The proposal is of a design which takes into consideration its immediate context, to create an appropriate solution that respects the locality. It is with this in mind that we seek the approval of the scheme by Wiltshire Council.

6.2 The proposed works have been carefully designed following the National planning Policy Framework and framework guidance of the Wiltshire Core Strategy and Local Plan.

6.3 In summary, there are no identified adverse impacts and which could be considered to significantly or demonstrably outweigh the benefits of the proposed work to this property.

7.0 Photographic Schedule



Fig. 2 – Rear elevation of property