

ARCHITECTURAL
SERVICES

PLANNING, DESIGN AND ACCESS STATEMENT

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29 Willow Grove, Trowbridge, Wiltshire, BA14 0HA

ROOF ALTERATIONS, REFURBISHMENT & GARAGE EXTENSION



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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 Dennett. This document accompanies a planning application for the refurbishment of 29 Willow Grove.
- 1.2. The existing dwelling is a detached bungalow located on Willow Grove, Trowbridge, Wiltshire. The proposed works include internal layout alterations and refurbishment, replacement of the existing roof (including making alterations to its form) as well as a new single storey rear extension to the detached garage building.
- 1.3. The existing dwelling is in need of comprehensive refurbishment and modernisation, both internally and externally, to ensure it meets the current lifestyle, functional and accessibility requirements of its occupants.



2. SITE & SURROUNDING AREA

- 2.1. The application site is 29 Willow Grove, Trowbridge, Wiltshire, BA14 0HA.
- 2.2. Willow Grove Road is a quiet residential street characterised by a mix of mid 1900s detached bungalows and semi-detached dwellings set within generous plots. The street has a spacious suburban character, with consistent building setbacks and soft green frontages.
- 2.3. The site is of domestic use and ownership. The property is a 4-bedroom bungalow, with blockwork external walls and a concrete tile roof. There have been a number of previous alterations to the property, including a flat roofed rear extension.
- 2.4. The property has a large front garden and a driveway which runs down the side of the property to the detached garage and large rear garden which is not visible from a public highway.
- 2.5. Ground conditions will be investigated via trial pit, which will be carried out by the chosen contractor.



KEY

— Site Boundary Line

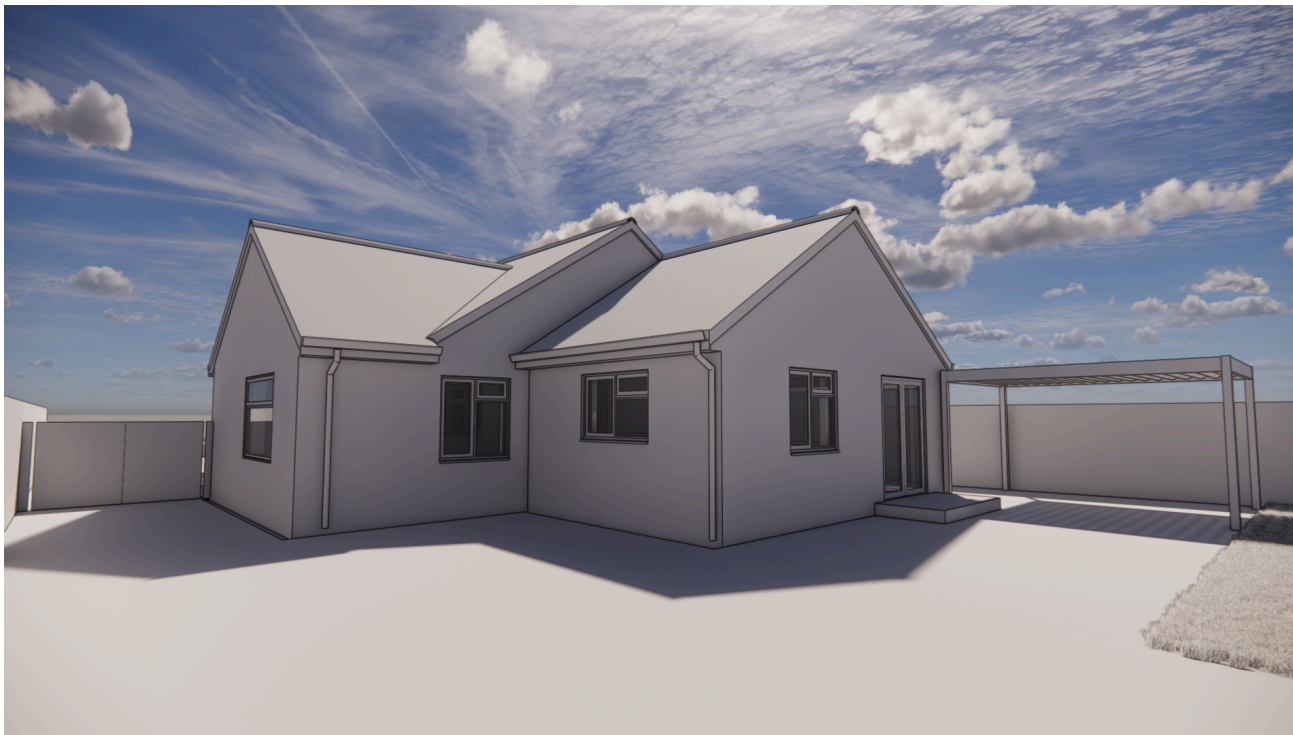
Site Location – Ref. to drawing 0010_*Site Location and Site Plans* within application drawing pack



3. DESIGN & WORKS JUSTIFICATION

3.1. A key objective of the proposed development is the replacement and enhancement of the existing roof, which has reached the end of its serviceable life and contains a number of deteriorating structural elements. The proposals seek to rationalise and simplify the roof form, resulting in a more coherent, balanced, and architecturally cohesive appearance.

This will be achieved through the introduction of new gable ends to the southern and eastern elevations, replacing the existing twin gables and the flat-roof to the rear extension. The revised roof design will provide a more unified architectural composition while improving the building's overall visual quality. As part of these works, the existing chimney stacks, which are no longer operational or required, will also be removed.



- 3.2. The existing timber cladding to the front elevation has also reached the end of its serviceable life and requires replacement. New horizontal cladding is proposed to maintain the property's established character while utilising a contemporary, low-maintenance material to improve durability and longevity.
- 3.3. Internally, the layout has been reconfigured to improve the functionality of the dwelling and strengthen its relationship with the generous rear garden. The kitchen and dining space will be relocated to the rear of the property, providing direct access to the garden and creating a more practical family living environment. The removal of the existing narrow external corridor will maximise the available internal floor area and improve the efficiency of the layout. Two new bedrooms are proposed to the front of the property, replacing the existing kitchen and part of the current living accommodation, resulting in a more logical and balanced internal arrangement.
- 3.4. Externally, a number of alterations are proposed to improve the security, accessibility and overall functionality of the site. The existing pedestrian access from Willow Grove will be removed, with new secure entrance/ vehicular gates provided adjacent to the dwelling. The existing front car port will also be resurfaced using a durable, low-maintenance paving material, enhancing both its appearance and long-term usability.
- 3.5. To the rear of the property, the existing low-level planters will be removed and the terrace reconfigured to create sufficient space for a vehicle turning head adjacent to the garage, improving manoeuvrability within the site. A new pergola is also proposed adjacent to the kitchen, providing a sheltered outdoor seating area that strengthens the connection between the internal living accommodation and the garden.
- 3.6. A modest extension to the rear of the existing garage is proposed to create a garden room/home office, making efficient use of the underutilised space beyond the existing garage footprint. The garage building will be reclad in horizontal timber cladding, providing a softer, more natural appearance that integrates sympathetically with the surrounding garden setting and complements the material palette of the main dwelling.



4. APPENDICES

4.1. Existing Site Photos –

View from Willow Grove





View from rear garden of flat roofed rear extension





Existing detached garage

