

Design and Access Statement for extension to existing
bungalow.
July 2026.



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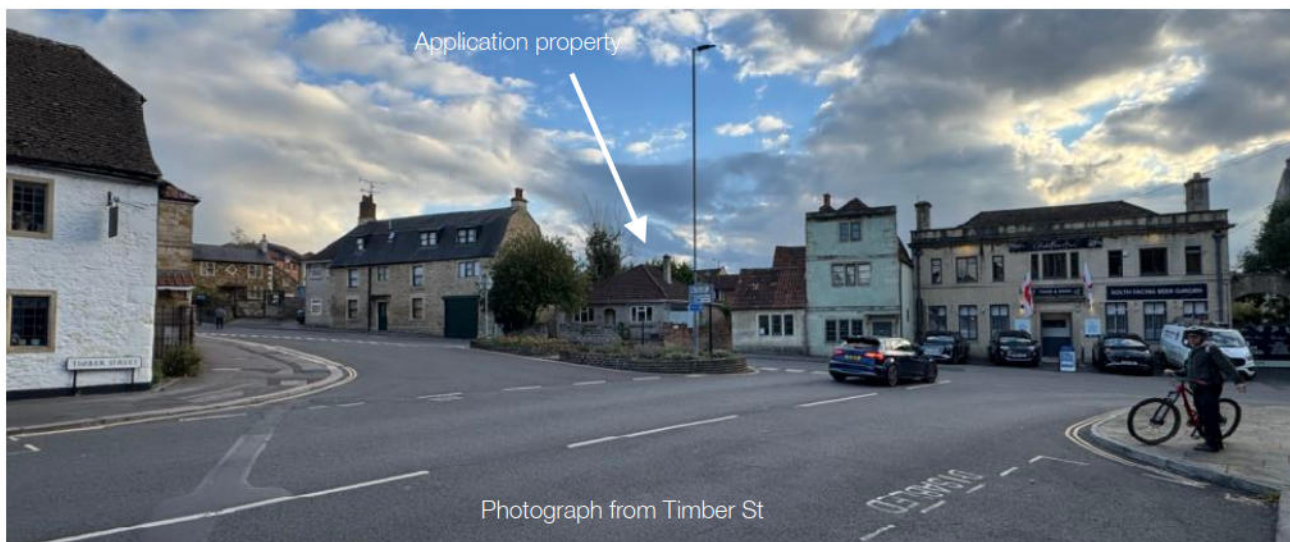
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1. Introduction

- 1.1. This application is made on behalf of the recent purchasers of this property which has been vacant for a number of years and is presently uninhabitable. They wish to create a new long term home for their own use. The applicants previously lived in Cepen Park North, but have now sold, and will live in rented accommodation until they move into this new property.
- 1.2. The application was subject to a pre-application enquiry ENQ/2026/00203 and subsequent consultations with Guy Bentham-Hill (GBH), the Council's Conservation Officer and other consultees including neighbours and the Town Council. Proposals have been developed in accordance with feedback received.
- 1.3. The proposal is for a rear and vertical extensions to enlarge and upgrade the present house, along with the removal of the existing single storey garage to contribute to the the quality of the Conservation Area.
- 1.4. Consideration was given to demolition and replacement of the existing bungalow, but efforts have been made to find a solution that would enable the more sustainable approach of retaining as much as possible of the existing fabric and building around the existing.
- 1.5. The applicants understand the importance of this site within the Conservation Area and have given consideration to the Chippenham Conservation Area Appraisal published by North Wiltshire District Council in November 2007 and revised in April 2008 for guidance, as well as the Neighbourhood Plan other local and national planning guidance.

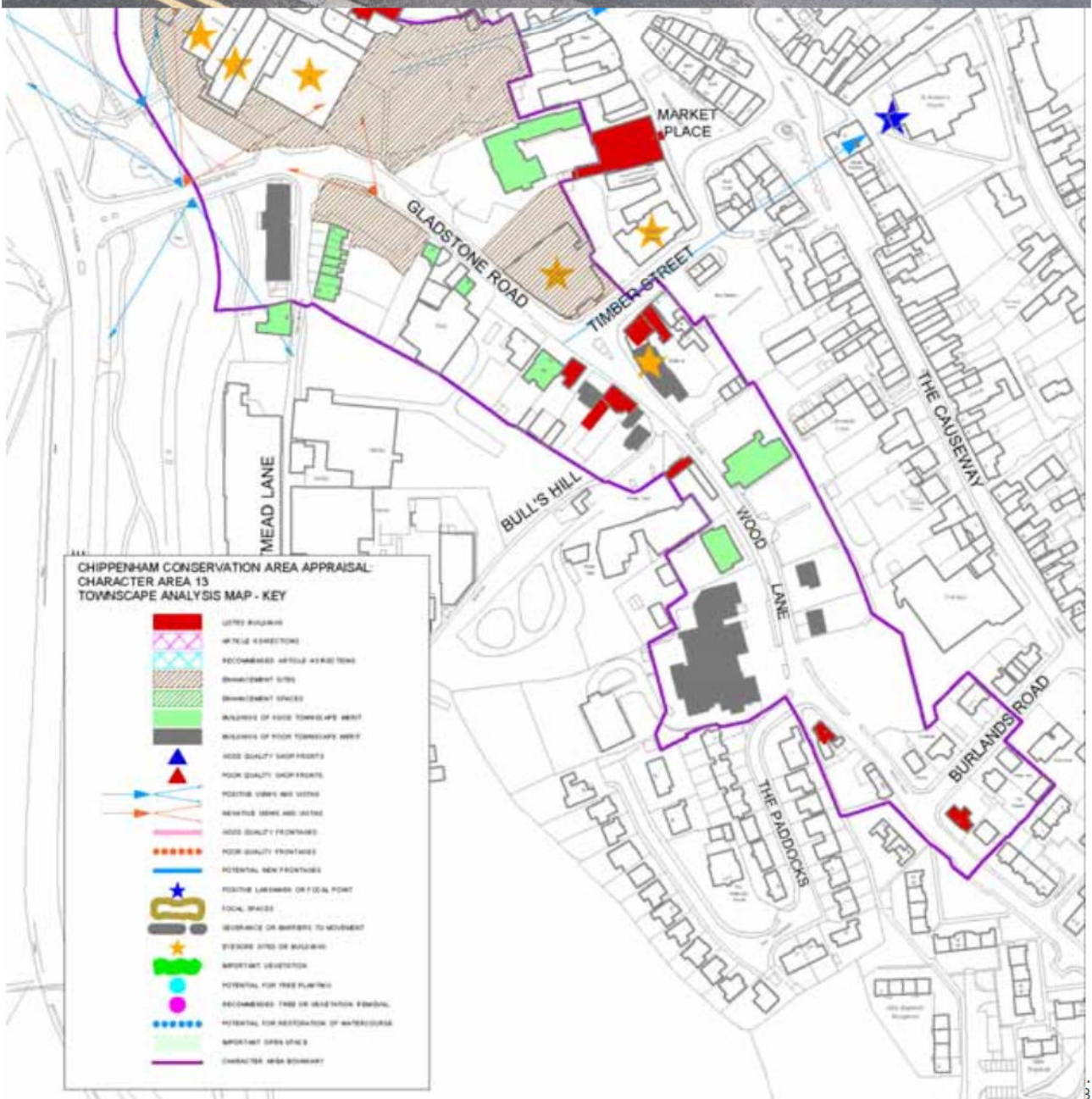
2. The site, property, and context.

- 2.1. The property is a 1950's bungalow set back from the building line along Gladstone Rd, facing Timber St. It falls within Character Area 13 of the Chippenham Conservation Area Appraisal (CAA), marked as a building of poor townscape merit as shown in the plan extracted from the Appraisal





Existing bungalow



Character Area 13 from Chippenham Conservation Area Appraisal

above, and sits between two listed buildings with a drive to a contemporary house designed and built by [REDACTED] for himself set behind. At the end of the garden is the rear of the Flowers yard development.

- 2.2. As described in the CAA, This part of the town dates from its medieval expansion. It is identified as an archaeologically important area in the Chippenham Archaeological Urban Survey. This was a formerly industrial area with no through route, with Gladstone Rd formally being known as Blind Lane. The construction of the Weir and the bridge to Avenue la Flèche and other redevelopments have changed this area significantly.
- 2.3. The land rises gradually from the river towards the Market Place and along Gladstone Road, and continues rising into Wood Lane where it remains relatively level. At this junction with Timber St, the ground is still rising gradually towards Wood Lane as shown in the photographs above.
- 2.4. The CAA is critical of the scale of and relationships between a number of more recent buildings in the area. It describes the area as poorly defined, offering many unattractive views and vistas. The view along Timber St towards the Gladstone Arms (formerly Borough Arms) is noted as a positive focal point in the streetscape, slightly compromised by the somewhat bland and poorly defined space in front of the pub. It notes the unattractive views up and down Gladstone Rd from and towards the river. The densely vegetated skyline of Rowden Hill is the only attractive element, visible from many parts of the town. It is particularly critical of the *“small bungalow at No. 34 (36) Gladstone Road looks utterly incongruous and totally out of place in such a town centre setting, sitting between appropriately scaled three storey buildings.”*
- 2.5. This is noted in the context that *“The area is particularly ill defined. Gladstone Road serves mainly as an access to the town centre and car parks and few buildings actually address it. As a consequence its identity and perception as a street or a particular place is very weak. The character is notably amorphous and suburban – a lack of enclosure to the street and suburban scale planting around the car parks, combined with the blank rear elevations of the shopping centre and former cinema give it a transitory ‘nowhere in particular’ feel.”*
- 2.6. Also of relevance is the comment that *“Timber Street fares better. Close proximity to the Market Place, the library and bus station ensure a degree of activity – pedestrian and vehicular, that one would expect of a town centre. The street is better defined by buildings, although the carriageway is unnecessarily wide and poorly defined, with strong focal points at either end in St. Andrew’s church steeple and the Gladstone Arms pub. The pub and nearby listed properties ensure that this is the most visually interesting and distinctive part of the character area.”* It is in this context that the existing bungalow is the weak link.
- 2.7. The relevant comment in the Buildings, Spaces and Townscape section is *“Beyond the scrapyard (now replaced with Flowers Yard) is the pleasant stone fronted Borough Arms pub. This encloses the view from Timber Street. Although it is a positive element in the townscape, the poorly defined space in front of the pub*

used as a car park, and the large 'sports bar' sign detract from the overall appearance. The listed No. 35 is a generally attractive building with a particularly varied and interesting roofscape when viewed from the side. The painted elevation and window surrounds present a somewhat drab appearance and the difference in height between the left and right hand sides presents a somewhat lop-sided appearance which exacerbates the gap in the frontage created by No. 36. No. 36 is a small bungalow set back from the pavement and is wholly suburban in character and totally out of scale with the urban setting and out of place between two three storey listed buildings" It then includes the following photograph and comment:



Fig 13.7: This bungalow is completely inappropriate in form and scale for this town centre location. Any opportunity in the future should be taken to replace this dwelling with one of an appropriate size, scale and material for the area.

- 2.8. The neighbouring building to the left is the first building on Wood Lane, which further sets out the context as follows: *"From the wide junction with Timber Street, Wood Lane rapidly narrows until it becomes almost single lane width. The narrowing width, curving and rising street and raised pavement close off views into the distance. Beyond this point the street becomes primarily residential and suburban in character and the narrowness separates it from the more urban character at its northern end in this character area."*
- 2.9. *"No. 1 is an attractive listed two-storey house with large gambrel roof, giving it the presence of a three-storey building. The varnished appearance of the carriage entrance doors is the only discordant element, contrasting with the painted joinery on the rest of the house. Adjacent to this are two modern houses in concrete and reconstituted stone blockwork. No.2 is particularly stark in appearance and No. 3 is set back behind a poorly defined patch of grass and tarmac driveway to integral garage. Whilst their scale is not particularly inappropriate to the location, their positioning and style is wholly suburban and out of character with their setting in the town centre."*
- 2.10. *"On the opposite side of the street is a modern development of terraced houses and flats. The scale and massing of the development is appropriate to the urban,*

town centre location and in marked contrast to the suburban houses opposite. The mix of stone and render generally works, the units step down, respecting the topography whilst giving the terrace a human scale and the hoods and simple doors are in character with surrounding older buildings. However, the central gabled section containing the flats is somewhat overbearing in scale, particularly in relation to the lower houses to the left, and the access through to the rear units is rather poorly resolved. From the south the gabled section competes for attention with the frontage of the former cinema. The railings fronting the lower houses are rather flimsy and ineffective, and the projecting porch on the prominent corner of the building is suburban in character and at odds with the other more appropriate door hoods. Windows with timber cills in addition to stone cills look incongruous and are unnecessary and should be avoided where there are stone cills or window surrounds as part of the elevation. The roof materials and detailing are out of character and overall the scheme misses an opportunity to enhance the character of the conservation area.”



Fig 13.8: These new houses and flats do little to enhance the conservation area. The high gable is an overbearing and inappropriate feature and details such as the diminutive railing design and window units with cills that duplicate the stone cills below are examples of poor attention to detail. The roof tiles are out of place too.

- 2.11. These comments also provide a helpful reference point in considering the scale of any proposal and it's relationship with the surrounding buildings.
- 2.12. In the section on Timber Street, it again refers to the opportunity to reinforce the characteristics of an urban square or place by improving the enclosure of the space and providing high quality buildings fronting the street.
- 2.13. On materials it notes that *“Historically the area is a transition between town centre and local industry. Traditional town centre materials are generally Bath stone or limestone, either sawn or rubble with either graded stone, clay Roman or slate roof tiles. Stone mullions and window surrounds are common. Windows are generally metal or timber casement or sliding sash. Brick is also evident as a building material; mainly accurately shaped or engineering brick in soft warm hues. Render is generally roughcast and either bare or limewashed, as is general stonework. Modern concrete blockwork is particularly out of character, as is smooth render and painted facades.”*

2.14. The Conservation Area Management Plan (CAMP) includes the following relevant Development Guidelines:

2.15. (5). *Any new development on or accessed directly from Gladstone Road should consist of building frontages of appropriate scale and urban character which address the street and have entrances and windows facing directly onto the street.*

2.16. (6). *Any new development should take proper account of the archaeological potential of the area.*

2.17. (7). *Any new development should respect and conform to the topography of the area.*

2.18. (15). *Consider favourably any future proposal to redevelopment the bungalow at No. 36 Gladstone Road with a building of more appropriate scale and urban character.*

2.19. The building itself is a small 2 bedroom 1950's bungalow of no inherent architectural or historic interest with faux stone concrete block walls and a concrete interlocking double roman tile roof. There is a long garden running to the rear. A garden at the front sets the bungalow frontage behind the main block of the adjacent building at 1, Wood Lane. The rear of the bungalow is therefore set to the rear of the existing block. A high stone wall at the boundary is set just below the existing bungalow eaves around 2.6m height.



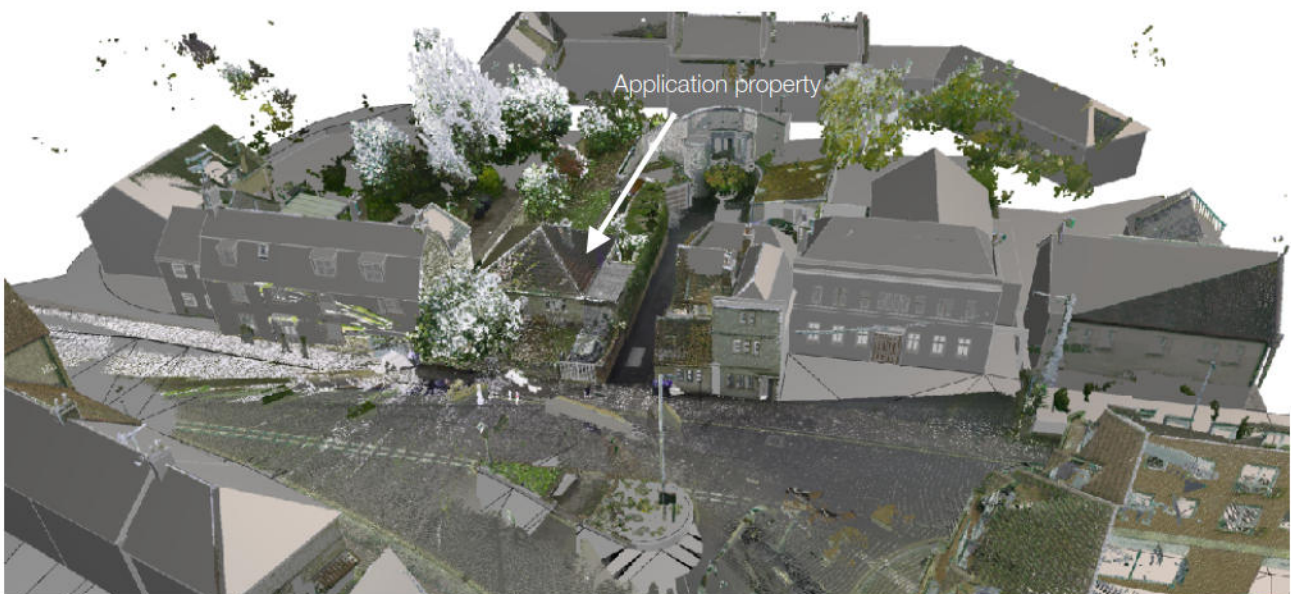
2.20. Nevertheless as shown in the Google Earth image on the first page, and the existing point cloud views below there is not a consistent rear building line with the majority of the existing rear elevations, including that of the adjacent listed building at 35 Gladstone Rd and the Gladstone Arms being set well back from the rear elevation line of the existing bungalow. No's 2 and 3 Wood Lane also have rear elevations further to the rear of their adjacent properties and the existing bungalow.



2.21. The neighbouring contemporary courtyard style house at Victoria Place is generally inward looking with blank outer walls set at the boundary. These blank walls face the rear the garden of the application property, but as the building overlaps the rear of the bungalow, the blank outer wall also faces forward towards the rear of the bungalow. This is partially concealed behind a large garden shed within the bungalow garden. There is a small external courtyard in each rear corner that is private from the outlook of the bungalow. At the end of the garden is the rear elevation of the Flowers Yard development.

2.22. At the time of purchase the gardens had not been maintained and the grounds were significantly overgrown and have been cleared in consultation with an arboricultural consultant. At the time of this pre-app there is a small grafted specimen tree in the front garden, and a substantial hedgerow along the western boundary to the rear that will be replaced.

2.23. A point cloud survey has been undertaken to allow proposals to be developed in context. Overviews from the survey showing the relationship



of the existing building are included above, and shown in the following sections with the proposed extension in context.

2.24. The bungalow replaced previous stone built buildings on the site as shown in the photograph below, kindly provided from a book in the possession of [REDACTED]



36, 37 and 38 Gladstone Road, formerly Blind Lane. Now demolished, these houses are very similar in style to the remaining cottages on the right of the Borough Arms. Behind the cottages in the photograph stood one of Chippenham's two silk mills.

3. The proposals

- 3.1. The applicants wish to extend and upgrade the property as their family home.
- 3.2. Upon considering options in response to the Conservation Area Assessment (CAA), they have come to appreciate the role that this property can play in improving the townscape in this part of the Conservation Area. Initial interpretation of the CAA indicated that demolition of the existing bungalow and construction of a replacement building at the front of the site to align with the front walls of the listed buildings to either side may be a preferred approach. However the proposals have considerably developed to maximising re-use of the existing building fabric.
- 3.3. The Chippenham NDP, in particular Policy TC4 reinforces the relevance and importance of enhancing views and working with the different Character Areas as set out in the Conservation Area Character Appraisal and the Conservation Area Management Plan.

- 3.4. Design possibilities were initially explored alongside sustainability factors, leading to the proposal, to retain as much as possible of the existing construction whilst upgrading the fabric as required and extending around this. Investigations and consultations with Building Control confirmed that the foundations are adequate to build upwards, so if the outline of the existing building could be utilised, wasteful excavation, disposal and disturbance, as well as new construction and associated carbon consumption could be avoided. Although surprisingly still in the context of national sustainability objectives this approach will incur a higher rate of VAT on the work, prioritising a more sustainable approach is preferred by the applicants in principle. This also aligns with the Local Plan and the Sustainable Design and Construction requirements of the Chippenham NDP.
- 3.5. Various approaches to re-use of the existing building footprint were considered with the objective of improving the sense of enclosure of the Timber St/Gladstone Rd frontage and achieving a more appropriate scale and urban character.
- 3.6. This was considered with reference to the building heights and building lines, including the height and grain of the street scene and the relationships with the listed buildings to either side.
- 3.7. It was considered that coming forward of the existing building line may positively contribute to the spatial objectives for the Conservation Area, but coming all to the way to the front of the site would not be necessary be the most appropriate response to the site and its context, and would be detrimental to appreciation of some aspects of the architectural and historic interest of the neighbouring listed buildings. Design development and the preliminary proposals submitted with the pre-application enquiry explored this in more detail.
- 3.8. Building over or replacing the existing garage was reviewed as a possibility to maximise the building line and presence. The precedent of the adjacent cart entrance within the frontage at 1 Wood St informed this possibility.



- 3.9. The following relationships and massing of this northwestern part of the site were reviewed alongside the development of options:

- the stepped frontage heights, in particular the single story frontage at the closest section of 35 Gladstone Rd stepping back to higher and varied roof heights and forms behind adding to the historic and architectural interest;



- the presence and visibility of the set back contemporary courtyard house to the rear;
- the sloped terrain, and that opening this side of the site would contribute to the variety and visual interest.

3.10. It was concluded that if the appropriate balance of building line and massing of the building as a whole could be achieved, a more compact and legible building footprint would be appropriate. This is reinforced by sustainability objectives by improving volume to surface ratios and minimising heat loss through fabric efficiency.

3.11. Alongside this, it was also established that subject to sufficient space for parking to be available, the applicants would choose to forego a garage.

3.12. Whilst noting that the tree was not present at the time of the CAA, and that the tree itself is not in good condition, consideration was also given to whether the existing tree if appropriately managed, or a tree or planting in a similar position would contribute to or detract from the street presence of the proposed extensions.

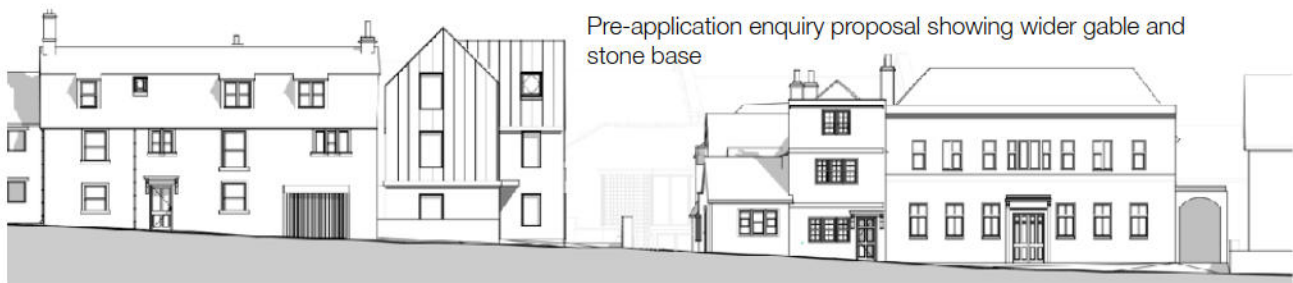


- 3.13. Looking at the site from various positions up and down Gladstone Rd, Wood Lane and Timber St gives a range of perspectives of the site and property and reveals the side elevations of the listed buildings to either side and differences in the sense of enclosure of the street scene from different perspectives.
- 3.14. The CAA states that *"No. 1 is an attractive listed two-storey house with large gambrel roof, giving it the presence of a three-storey building."*
- 3.15. The initial conclusion was therefore reached that the present tree is too large, detracting from the the visibility both the frontage and the attractive stone gable of the mansard/gambrel roofed side elevation of 1, Wood St from the west.
- 3.16. Although the prevailing form is urban in character with very minimal urban planting, there is some presence of greenery within the adjacent traffic island, and urban trees and greening can be beneficial in both ecological and spatial terms.
- 3.17. The CAA comments further that: *"The area is particularly ill defined. Gladstone Road serves mainly as an access to the town centre and car parks and few buildings actually address it. As a consequence its identity and perception as a street or a particular place is very weak. The character is notably amorphous and suburban – a lack of enclosure to the street and suburban scale planting around the car parks, combined with the blank rear elevations of the shopping centre and former cinema give it a transitory 'nowhere in particular' feel."* *"The pub and nearby listed properties ensure that this is the most visually interesting and distinctive part of the character area"*
- 3.18. This calls for a stronger built form to provide greater enclosure of the public realm at this position, it is our opinion that as long as an appropriate balance of form and massing could be achieved that a small specimen tree at this location could provide some beneficial softening and focus to the street scene.
- 3.19. Spatial options were explored in both plan and in street scene, before focussing upon and refining a preferred option.
- 3.20. Amongst a range of options, consideration was also given to replicating or at least more closely following the shape of the neighbouring building at 1, Wood Lane. On more detailed review this simplistic approach was not considered to be the best interpretation of the CAA nor to best realise the potential of this property.
- 3.21. Demolition and replacement or extending forward to the frontage line, and either having the entrance from the front or from the drive to the side between the retained and new block were felt to lose something of the opportunity of the site. Concealing the whole of the side elevation of the Mansard form of 1 Wood Lane would lose something of it's existing presence and familiarity. A selection of the sketch explorations at various stages of refinement are shown in **Appendix A**.
- 3.22. The priority in urban design and streetscape terms is to upgrade the existing building described as *"utterly incongruous and totally out of place in such a town centre setting, sitting between appropriately scaled three storey buildings"* to contribute the sense of enclosure and place of this part of the Conservation Area.
- 3.23. The need for proportionate height and presence at the frontage is considered crucial, whilst avoiding dominating rear of the neighbouring properties.

3.24. The designs submitted within the pre-application enquiry extended forward of the existing building frontage over part of the width of the frontage.



3.25. However, feedback and discussions through the consultation process, in particular on conservation matters led to this forward extension being omitted. It was considered unnecessary to achieve the required street presence, and the proportions and volume required to create usable space proved to be an undesirable constraint on optimising the balance and proportions of the elevation. This had also resulted in a wider gable than had emerged as encompassing the preferred proportions through design and sketch explorations.



3.26. The 3 storey gable to the road that emerged through that historical precedent and design development process remains in the current proposal. Through more detailed design feedback and discussions with the CO proportions of this element were considered further to improve the balance of the building, and to provide a vertical visual punctuation in the streetscape, balancing and complimenting the stone gable of 1, Wood St.

3.27. The vertically of this element was further enhanced by extending the vertical standing seam down to ground level, omitting the stone ground floor element included in the initial design submitted in the pre-application consultation. The omission of the stone element is also consistent with considerations of constructional efficiency and sustainability. When the proposal included a new extension to the front, this could be constructed to meet modern insulation standards in an efficient way. Incorporating stone with the more heavyweight masonry construction at the ground floor level, and integrating with the more lightweight timber frame construction intended for the vertical extension above was feasible.

- 3.28. The remainder of the front elevation is to be extended upwards by a single storey. At ground floor the existing masonry will be insulated externally and finished in a textured render finish that can be continued above as the finish to the new highly insulated timber frame construction above.
- 3.29. At the transition between the standing seam and the render finishes, at the height of the former eaves is a flat entrance canopy that overlaps between the two elements, forming a visual link that softens the transition between the two elements.



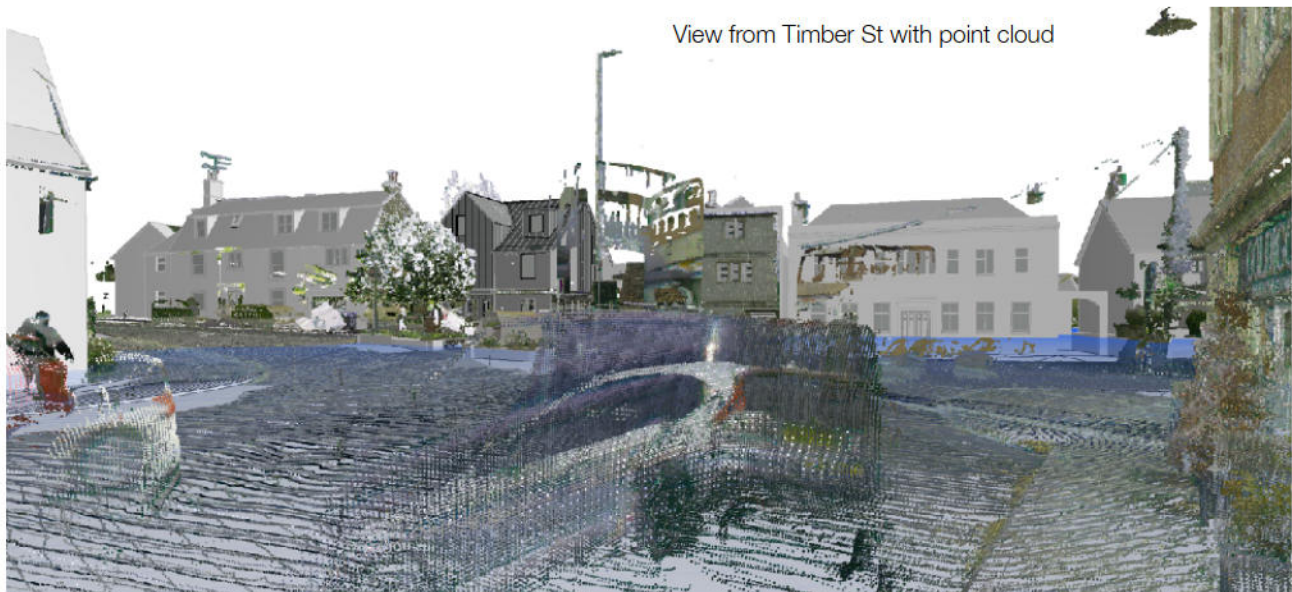
- 3.30. Narrowing the gable left a larger area of plain front facing roof, which with the side elevation could be read as being potentially monotonous contrasting too much with the adjacent composition at 34 Gladstone Rd. Exposing this side facing interest further by the removal of the garage was considered beneficial however and it would be undesirable to compete with or contrive an equivalent composition to the organic arrangement that had evolved over time. A simple dormer with flat or mono pitched low pitched roof was considered to be the appropriate response subject to design development.



- 3.31. Omitting the forward extension and retaining the existing ground floor construction whilst improving its thermal performance called for a lighter weight over cladding with insulation and finish. Foregoing the forward extension also leaves the full face of the gable of 1, Wood St visible. so the two vertical elements, with the heavy stone of 1, Wood St as a consistent vertical element with the more ethereal lightweight standing seam gable provides an appropriate and visually interesting balance, better seen in the model views on the following pages.

3.32. The visibility and clarity of form of the listed building at 1, Wood St remains fully exposed to the streetscape to the same extent as at present.

3.33. As the elevations show, the considerably set back proposed ridge is higher than the adjacent, giving a misleading impression that is not representative of the actual streetscape, in which the set back achieves a visual balance. This enables the required street presence to be achieved, with this offset relationship maintaining a hierarchy and balance with 1 Wood St, and 35, Gladstone Rd when viewed in perspective as shown in the combined point cloud and building model images.



3.34. From Timber St, the proposal provides the greater sense of enclosure of the urban space, relating to, completing, but not overbearing or undermining the qualities of the listed buildings to either side. The qualities of both buildings in the streetscape are maintained from each direction as set out in turn below.



3.35. From the eastern approach along Wood St, even more so with the omission of the previously proposed front extension, the new elevation will not be visible past the dominant form of No 1 until the side elevation of 35 Gladstone Rd is visible, an

Proposed building visible behind tree and gable of 1 Wood St with side of No35 visible beyond, and view of trees beyond garage to be enhanced by removal of garage



approach that responds to the CAA comment that: *“The listed No. 35 is a generally attractive building with a particularly varied and interesting roofscape when viewed from the side. The painted elevation and window surrounds present a somewhat drab appearance and the difference in height between the left and right hand sides presents a somewhat lop- sided appearance which exacerbates the gap in the frontage created by No. 36. No. 36 is a small bungalow set back from the pavement and is wholly suburban in character and totally out of scale with the urban setting and out of place between two three storey listed buildings.”* This visibility is further improved by the removal of the existing garage as part of the proposal.

View from down Gladstone Rd, proposed building set behind No 35, Not visible further than Castle Lodge





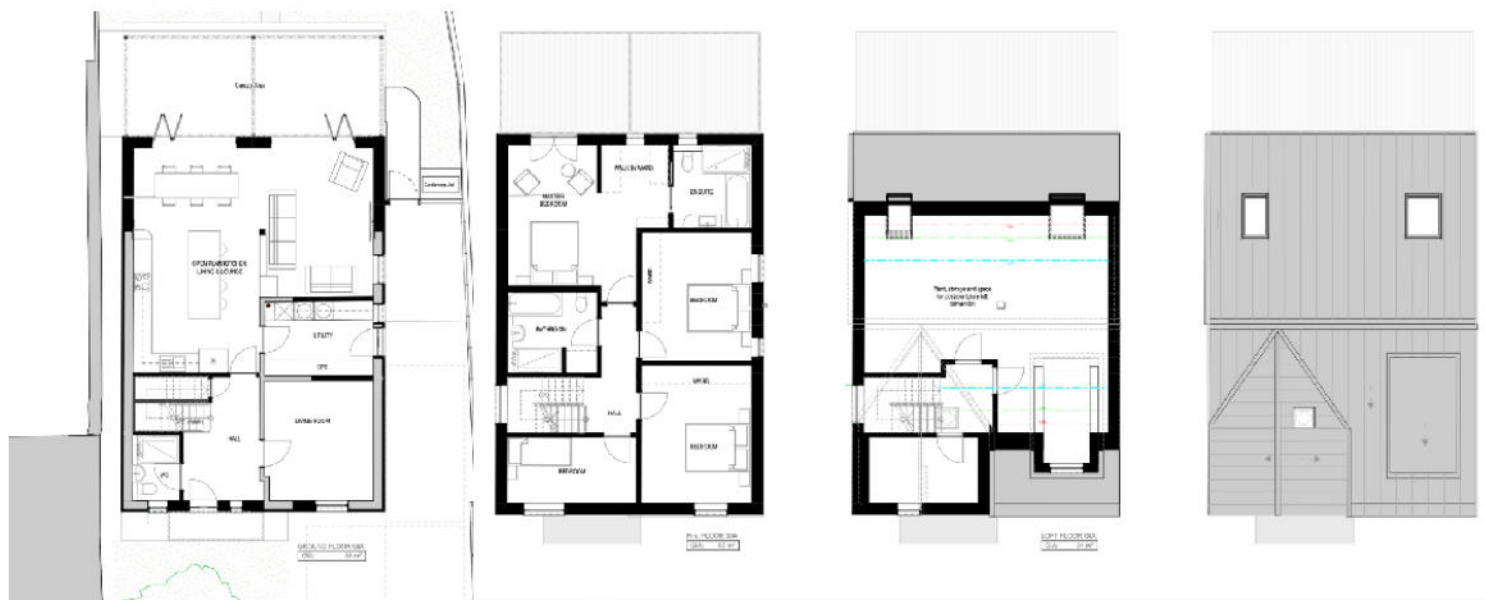
Proposal from Gladstone Rd Timber St corner between gable of 1 Wood St and 35 Gladstone Rd, showing layering of forms and massing, maintaining visibility of Listed Buildings in the street scene



- 3.36. Approaching from down Gladstone Rd, although the facade stands behind the frontages of the listed buildings to either side, once it becomes visible when passing Castle Lodge, it's height and form contributes to the enclosure of the street scene.
- 3.37. From all directions, albeit small in stature, and isolated, the retained urban tree further enhances the streetscape and provides a visual connection to the more distant larger individual and groups of trees and the densely vegetated skyline of Rowden Hill beyond. visual break from the generally hard surfaces.

Layout

- 3.38. At present this existing small bungalow does not meet accessibility guidance and is unsuitable for wheelchairs. The left hand internal wall forming the present narrow entrance corridor would be removed to create a more spacious entrance area, improving accessibility and allowing adequate space for wheelchair access. A ground floor shower room will provide a level access shower for inclusivity and future flexibility and accessibility. Elsewhere the existing room shapes of the exiting layout are largely retained, but opened to the rear, with a 3m full width extension to optimise the arrangement of the open plan living/kitchen/dining area.
- 3.39. At first floor level are 3 bedrooms, including a master bedroom and en-suite and separate family bathroom. Access is provided to a 2nd floor level within the roof form. This will be used for storage and plant in the first instance, but it is intended



that pipework and drainage will be designed to extend into this space. Roof windows and attic trusses will also be used to allow for ease conversion of the loft space in the future if required.

- 3.40. This also facilitates the installation of integrated SolarSeam Photovoltaic roof within the standing seam pattern of the south west facing rear roof pitch to reduce carbon use in a visually unobtrusive way.
- 3.41. A further rear canopy at the rear provides solar shading to the large glazed doors opening to the rear garden to prevent summer overheating.
- 3.42. The intention is not to replicate or reproduce the form of the previous buildings on the site, but it nevertheless provides an appropriate 'echo'.
- 3.43. The solution presented represents the approach that the applicant wishes to pursue on the basis that further refinement it necessary alongside the response to to comments that will arise through this pre-application process.
- 3.44. Garden room - GH had in mind the replacement of the existing shed with a garden room, against the boundary wall to 1, Wood St, aligning with the blank side wall of the neighbouring property, with a path between the two to a vegetable garden at the end of the garden. TJ considered that this would be likely to be permitted development, but GBH suggested that this should be included with the application. Timber cladding and low pitched roof sloping back towards the boundary wall were considered appropriate. This would also align with the concrete block section of the boundary wall.

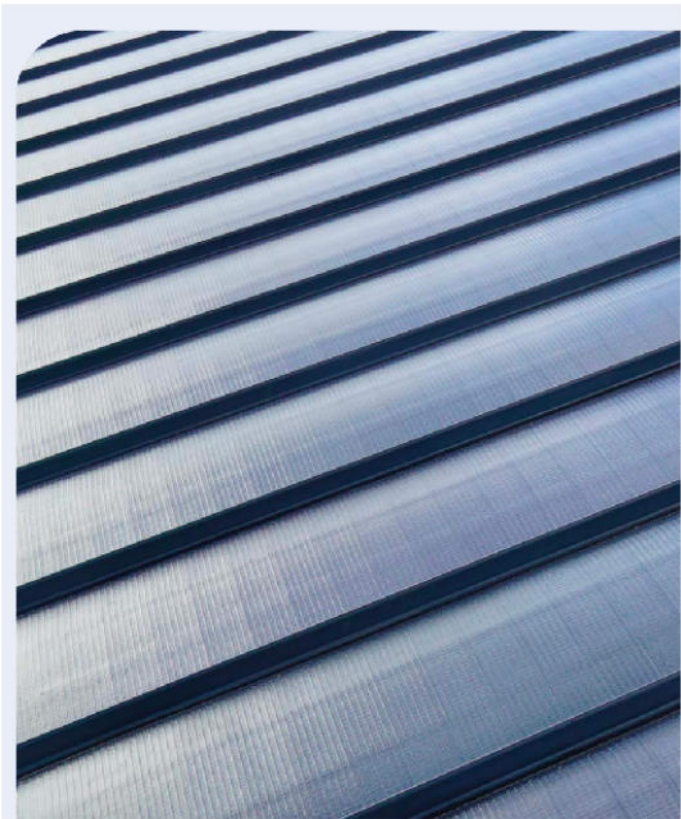
Materials

- 3.45. Within the local area is a wide range of buildings and materials. The CAMP notes the area as having little historical consistency and integrity with remaining pockets of architectural and historic interest.
- 3.46. As outlined above, the majority of the existing walls of the existing bungalow are retained as are the existing foundations and concrete floor, with the existing concrete block concealed behind new insulation and finishes
- 3.47. The applicants consider that using more softly contemporary forms and materials within a well proportioned framework and set of relationships will contribute more

strongly to the sense of this important urban space as a vibrant part of a living town with it's origin as a layered cottage industrial heritage of this area. Use of of lead and sheet metal materials in the adjacent listed building encourages a subtle freedom of form.

- 3.48. Informed by the layers of historical precedent and the mixed and varied use and material over time informs the potential pallet of materials, the layering of which will contribute to the richness of the streetscape to which the proposal seeks to contribute.
- 3.49. To provide continuity with the neighbouring street scene and provide a lapping visual and material connection with 1 Wood St, rubble coursed cotswold limestone with brushed more mortar pointing is proposed for the new front boundary wall to replace the existing concrete block wall.
- 3.50. Further to discussion on integrating the solar panels intended for the South West facing rear roof slope, the Catnic Urban standing seam roof system at 525mm seam spacing will be used. This will be carried through into the gable and section of wall cladding to the side elevation to provide a high quality softly recessive finish that will gently respond to the colours of the sky whilst offering a presence that compliments but does not compete with the adjacent listed buildings. The window alignment picks up on the asymmetry of the former buildings on the site, developing the principles within the proportions of the proposed forms.
- 3.51. This facilitates the installation of integrated SolarSeam Photovoltaic roof within the standing seam pattern of the south west facing rear roof pitch to reduce carbon use in a visually unobtrusive way that integrates with the form and shape of the building. The proposed Slate Grey colour will blend with the bonded solar laminates.

SolarSeam PV integrated standing seam roof



Colorcoat Prisma®

Catnic SolarSeam is only supplied with Colorcoat Prisma® in the following standard colours to blend with the bonded solar laminates.

Other colours are available on request. Request a hand sample for a truer colour representation.

	Slate Grey (RAL 7012)
	Anthracite (RAL 7016)
	Black (RAL 9005)

3.52. The proposed standing seam finish also represents the more lightweight construction of the composite timber frame of the new construction, and picks up on the lead side cheeks and panels used on the more organic roof forms of the neighbouring listed building. This offers significantly lower embodied energy in a recyclable material than heavy or masonry construction along with better insulation values.

3.53. The side elevation is now visually broken down rather than being a single visual element. Options were discussed with the conclusion being a vertical standing seam section including and lapping over the window zone, which would also



benefit the weathering effect on the render.

3.54. It was discussed and agreed that the render used should be more textured and



darker than originally envisaged, as being more resilient over the long term. Lime was not considered to be the most appropriate material. Local precedents were used as reference points:

- The first floor render finish across the road was considered to offer a baseline, but was considered to be a little too rough, and too yellow with a darker, greyer hue preferred.

- The render of the side elevation of 19 Gladstone Rd down the hill as being a better tone and more appropriate texture.

3.55. From a review of available render finishes and textures, the roughcast texture render finish by Weber, in a Pearl Grey finish appears to be the best solution as shown in the colour chart below. <https://www.uk.weber/colour-charts/webertherm-m1>



White



Ivory



Cream



Light Beige



Beige



Limestone



Sand



Cornish



Parchment



Buff



Mushroom



Pearl Grey



Granite Grey



Light Blue



Azure Blue



Stone Grey



Graphite



Ocre Rose



Earth



Rose

Other requirements

3.56. Form of application - Pre-application consultations on an earlier proposal also included a front extension. The proposal no longer includes an extension to the

front, and as such is considered to fall within the criteria for a Householder application.

- 3.57. Sustainability - As a brief summary of factors outlined in the general narrative above, the proposal minimises demolition and construction waste by maximising the re-use of existing building fabric in situ. All retained external walls will be insulated both in cavity and externally, with new construction to maximise opportunities for a 'fabric first' approach.
- 3.58. Heating and Hot water will be supplied by heat pumps, supported by roof integrated solar panels. The location of the external condenser unit is marked on the proposed site plan at the rear of the parking area adjacent to the utility room.
- 3.59. The project will be designed to EnerPHIT principles, including Mechanical Ventilation and Heat Recovery. Rainwater will be collected in butts for garden use, including an area for growing located to the rear of the garden behind the shed. The large glazed rear doors will be protected from excessive solar gain and overheating.
- 3.60. The building conversation is well located in relation to public transport within metres of Chippenham Bus Station.
- 3.61. Rainwater recycling - Water butts will be utilised for rainwater recycling rather than a full filtration system for domestic use. A wildlife pond as recommended by WWT (<https://www.wwt.org.uk/discover-wetlands/gardening-for-wetlands/how-to-build-a-wildlife-pond>), taking excess water from the water butts will be incorporated into the corner of the garden at the location of the present shed to be removed as indicated in the Site Plan.
- 3.62. Access and Parking - The removal of the existing garage will provide more flexibility in parking, with a 2 parking spaces provided in tandem down the side of the house, and a further pull in parking space adjacent as indicated on the site plan.
- 3.63. Drainage - Additional surface water drainage can be dealt with within the existing site by upgrading the existing soak away. The mains sewer connection, running down to the rear of the property would remain unaltered.
- 3.64. Waste and Recycling - There is space for bin and recycling storage within the utility room, with a side door for ease of access and bin storage via the parking/storage area.
- 3.65. CIL -The proposal should not be liable to CIL as an extension to an existing dwelling.
- 3.66. Ecology and Biodiversity - At present, with the exception of the beds within the traffic island the tree within the front garden of the property offers the only visible green space within the urban streetscape at the junction between Gladstone Rd Timber St and Wood St.
- 3.67. Although the tree to be retained is isolated from other green infrastructure, retaining a tree at the front provides a welcome intervention in the otherwise uninterrupted hard landscape. The removal of the garage and the longer zone for

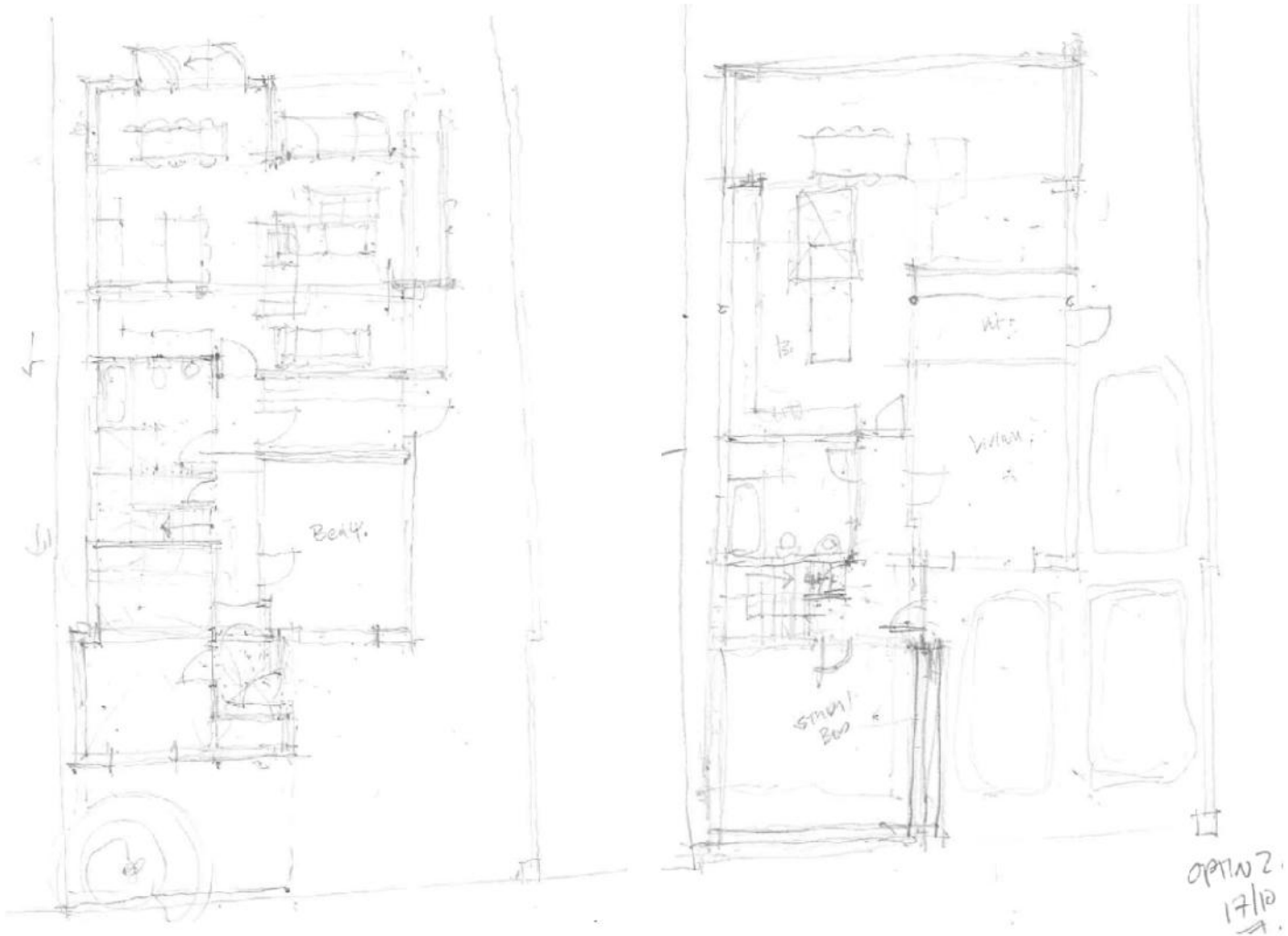
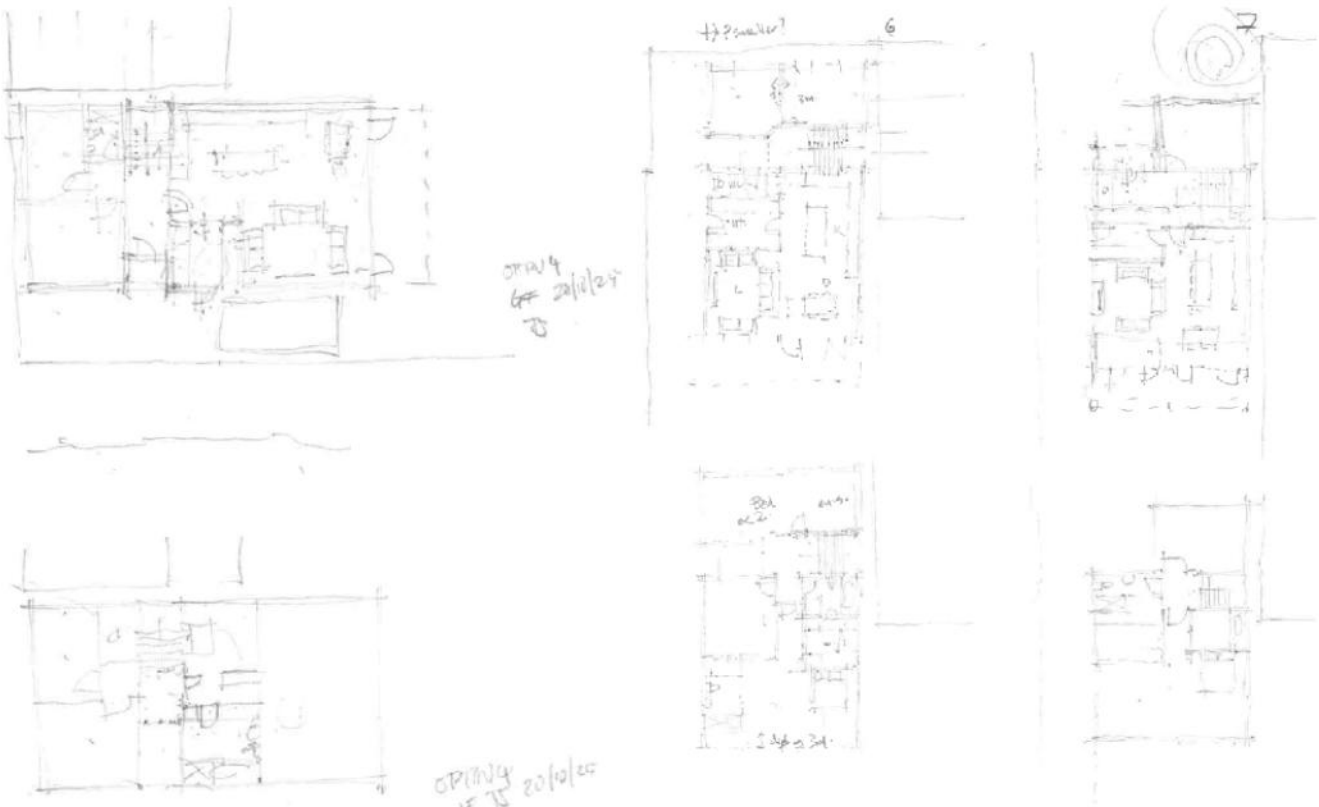
- 3.68. The development of the scheme will include swift boxes at high level to recommendations by North Wiltshire Swifts.
- 3.69. The Wildlife pond noted in the rainwater recycling section will cover around 4m², which will also maximise its contribution to biodiversity.
- 3.70. As a householder extension, the proposal will not be subject to a BNG assessment or requirements.
- 3.71. Access- At present this existing small bungalow does not meet accessibility guidance and is unsuitable for wheelchairs. The proposal will create a level access and improved internal circulation space, considerably improving access and accessibility.
- 3.72. Amenity - There will be no harm to the amenity of neighbours from this proposal. The adjacent boundary wall is 2.6m high, and the proposed building is set within the site.
- 3.73. There will remain adequate amenity space for the dwelling after the proposed extension.
- 3.74. The neighbouring property at 1 Wood St appears to have living room rear windows at the other side of the property, away from the extension. For direct sunlight, as shown in the accompanying drawing and extract of the Solar path diagram below. the rear of the building faces almost south west, such that the orientation of the winter sunset crosses the high boundary wall well to the rear of the proposed building. There will therefore be no reduction in direct sunlight during the day in winter.
- 3.75. For daylighting building volume remains within the 45 degree sight lines as shown in the accompanying drawing, excerpts of which are included below. which takes a section line along the Spring/Autumn equinox line.

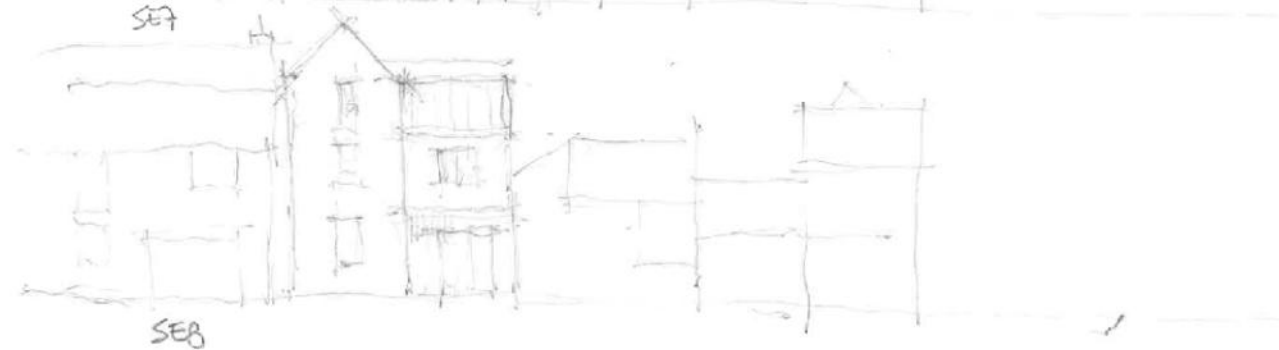
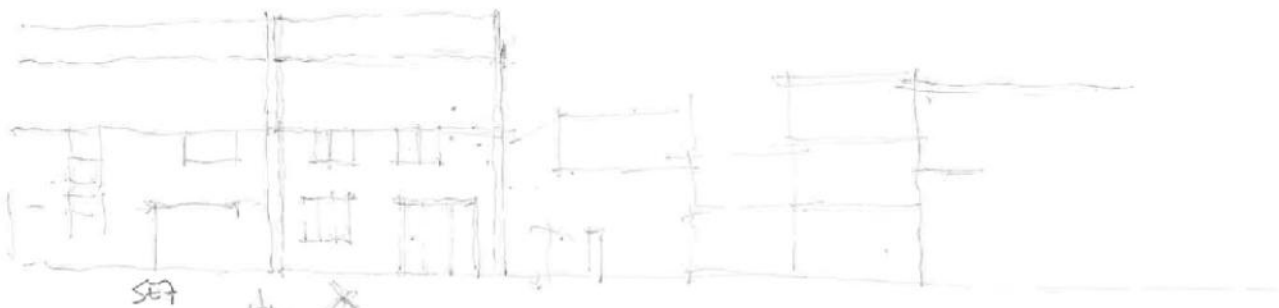
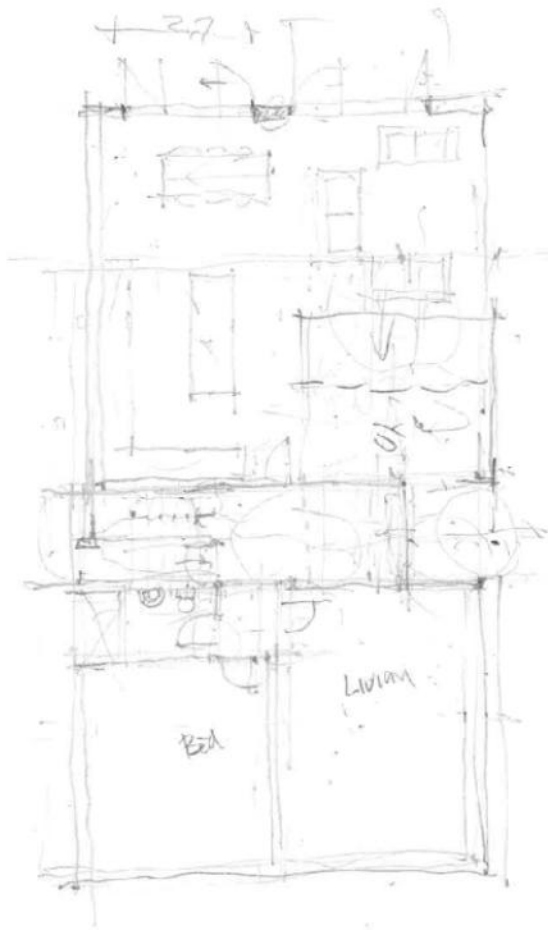


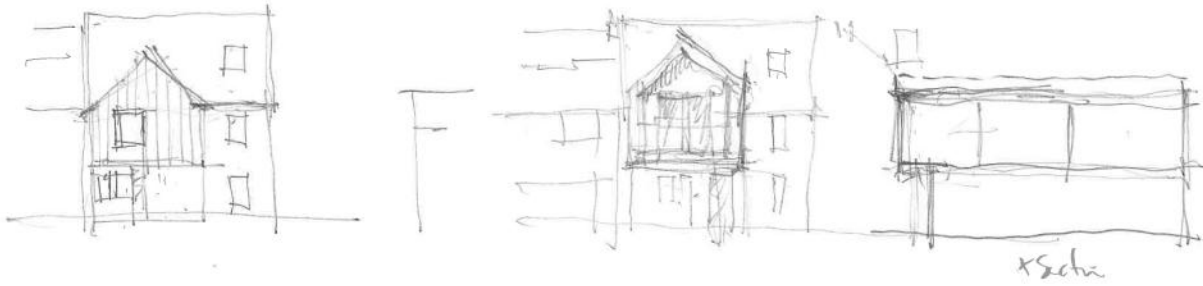
- 4.1. The proposal is intended to make better use of this currently under utilised site that presently detracts from the Conservation Area.
- 4.2. Householder or full planning application requirement - With the removal of the front elevation from the pre-application enquiry, and with the rear extension being relatively modest in extent, it is considered that a Householders Application would be the appropriate form of application.
- 4.3. The design presented has been developed to integrate and compliment the site and it's surroundings, with the point cloud informing design development and clarity. The images included are not intended CGIs, or presentation images as such, but are working extracts from the integrated building and site model so should be considered as working views. The Point Cloud image includes parts of the existing building, such as roof, eaves and garage, that will be removed as part of the development, so images should be reviewed accordingly. Please note that a fully integrated model comprising 3d and drawing views is available for review upon request.
- 4.4. The applicants remain open to comments and feedback and would appreciate the opportunity to make any alterations required to gain officer support for the proposals through the application process.
- 4.5. The applicants respectfully request that pre-commencement conditions not be applied, and that they be given the opportunity to provide additional and alternative information to minimise the need for discharge of conditions.

Appendix A

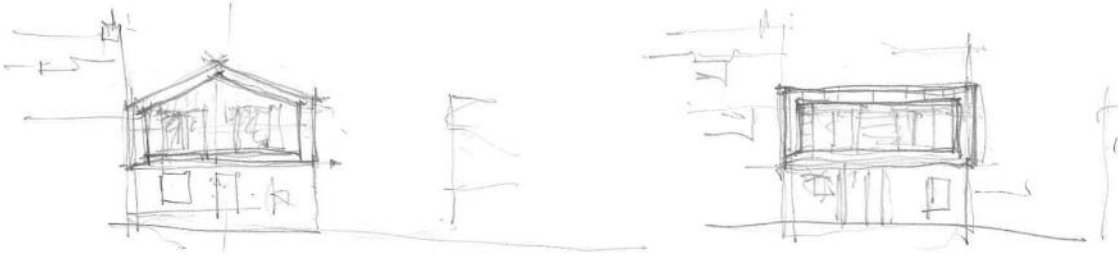
Selection of Design Development Sketches:



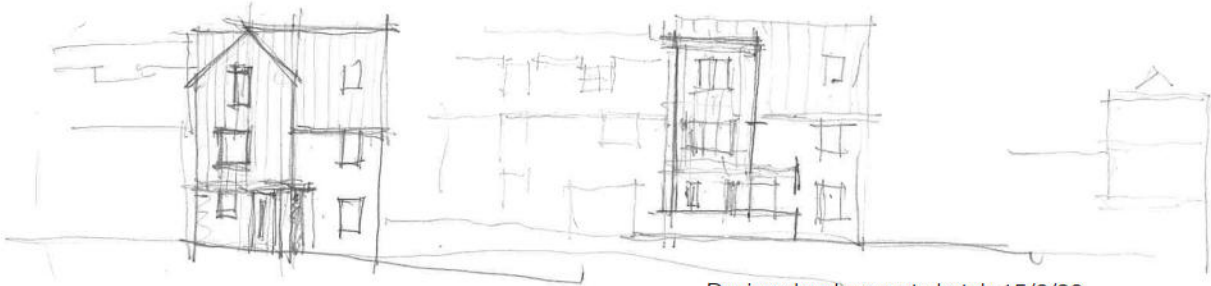
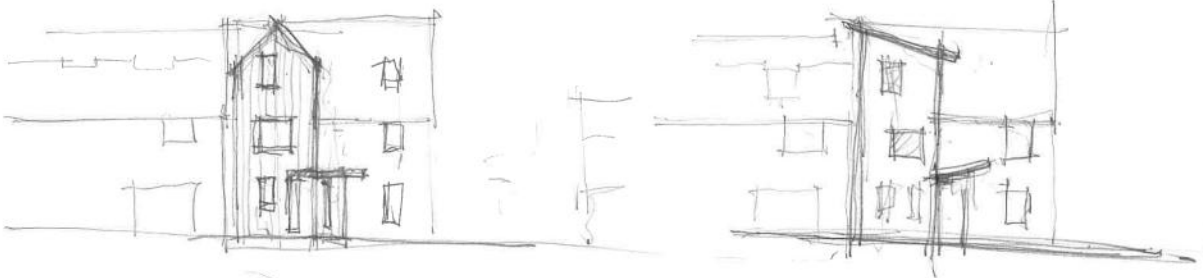




x section



①
8/5/26
Gladstone Rd



Design development sketch 15/6/26

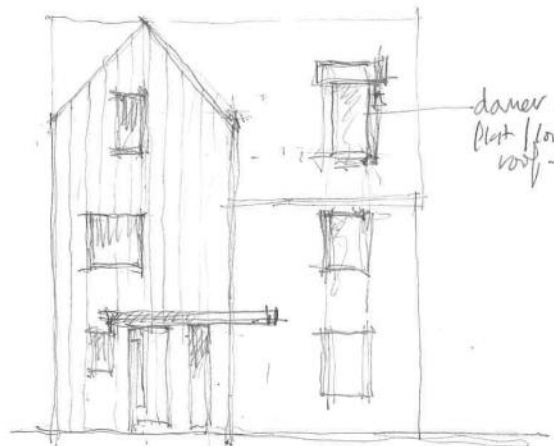
Further sketch explorations 9/6/26 ?

Site Sketch 10/6/26



with Gary 10/6/26

2nd storey
integrated skylights.
architectural
messy 2 material
integrate



damer with
flat / low pitched
roof - to try.

15/6/26

Appendix B

Review of Planning Policy and Guidance

Wiltshire Core Strategy (WCS) – Adopted 2015

- CP1: Settlement Strategy
- CP2: Delivery Strategy
- CP10: Spatial Strategy for the Chippenham Community Area
- CP41: Sustainable Construction and Low-Carbon Energy
- CP50: Biodiversity and Geodiversity
- CP57: Ensuring High Quality Design and Place Shaping
- CP58: Ensuring the Conservation of the Historic Environment
- CP61: Transport and Development
- CP64: Demand Management
- CP67: Flood Risks

Saved Policies of the North Wiltshire District Plan (NWDP)

Chippenham Neighbourhood Development Plan (NDP)

- SCC2: Sustainable Design and Construction
- GI1: Protecting and Enhancing Biodiversity
- CI5: Trees, Woodland and Hedgerows
- H2: Housing Design
- TC4: Development within Chippenham Conservation Area Wiltshire Local Transport Plan 4 (LTP4)

Parking strategy (LTP3)

Wiltshire Design Guide (WDG)

Chippenham Design Guide (CDG)

Chippenham Conservation Area Character Appraisal (2023)

Chippenham Conservation Area Management Plan (2010) Chippenham Conservation Area Statement (2007)

Wiltshire Housing Site Allocations Plan – adopted 2020

Waste Storage and Collection SPD

Revised Wiltshire Planning Obligations SPD

Wiltshire Council Level 1 Strategic Flood Risk Assessment (SFRA) Wiltshire Community Infrastructure Levy (CIL)

National Planning Policy Framework (NPPF) Planning Policy Guidance (PPG)

National Design Guide (NDG)