

Design Statement

Mulberry House
30 Rowden Hill
Chippenham
Wiltshire
SN15 2AQ



Existing site photograph

July 2026

Introduction

Mulberry House is a detached period dwelling. The original property is of traditional stone construction that has undergone multiple additions and alterations over its life.

The property is located at the heart of Chippenham, set across from the town's conservation area and neighbourhood plan.

The current owners wish to reconfigure the internal spaces of the western wing, improve overall circulation and functionality, and reorganise the external approach and landscaping.

Additional biodiversity and landscape enhancements have been proposed alongside altering garden zones to increase privacy and biodiversity.

Proposed Works

1. Internal rearrangement of west wing to provide a private home office, guest suite, lounge area with potential home gym and storage/plant area.
2. Creation of new entrance into boot room/utility
3. Alteration of existing kitchen and southern fenestration.
4. Conversion of first floor study into laundry room and relocation of existing boiler.
5. Amalgamation of bedroom 2 & 3 to restore historic first floor layout
6. Improved driveway and parking provision together with external landscaping and planting

Design

The proposal aims to refine circulation and functionality by reconfiguring the western wing and creation of a coherent suite of spaces. These include: a dedicated home office, a guest bedroom suite, a lounge/ breakout area, and space for a home gym and storage within the converted garage space.

The garage conversion also encompasses replacement of the existing flat roof form with a shallow pitch roof to more closely align with the other western wing, while improving the quality of indoor living space available. The new pitched roof also provides an increased surface for upgraded in-roof photo voltaic panels in replacement of the deck mounted existing array, to further supports local carbon-reduction policies and maximise renewable energy output.

The addition of an informal entrance through the existing utility, forms a practical boot room, providing ample storage and everyday route into the property. The re-designed kitchen breakfast-room will offer an improved layout and a stronger external links to the garden. The proposals include creation of large format glazed windows leading out to the external patio to support a more functional external connection for family life.

The former study first-floor will be transformed into a laundry room, with the existing boiler also relocated into this space. Future flexibility is provided by the restoration of bedrooms 2 and 3 into a single room through the removal of the modern partitions.

The proposal aims to rationalise the garden layout with reorganised parking, clearer pedestrian routes from the gate and a new drive. New landscaping will frame the Georgian façade and hard landscaping, parallel to the kitchen, will form a sunken outdoor living area for dining and everyday use.

Appearance & Materiality

The pitched roof over the converted garage is proposed to be in natural slate to match the existing, with inlay solar panels to minimise their impact. The structure below will be finished with vertical timber cladding to clearly discern the modern garage addition and storage area as a later addition to the existing and more traditional stone outbuildings that form the western wing.

Together with the insertion of large format glazing to the kitchen, these materials compliment the heritage elements of the main dwelling and allow the more contemporary additions to be clearly discerned to give a clear legibility to the entirety of the western wing and as part of the properties life

New landscaping will predominantly use native species of flora, natural stone paving and traditional construction methods that intend to restore natural character and promote ecological connectivity.

Privacy, Conservation and Ecology Impact

The proposal has considered the impact upon Chippenham's Conservation Area and the privacy of the neighbouring property owners. The aim is to reclaim green spaces around the property while strengthening the connection between the home and its occupants through optimised layout and movement; supporting healthier, more enjoyable everyday living through light, space, and material choices.

The impact to the local heritage of the area is designed to be positive, with changes to existing structures being minimal.

2 mature trees on the west side of the property are proposed for removal, as they have been neglected and become overgrown, preventing the driveway gates from opening.

To mitigate this, native trees will be planted throughout the site, along with dense shrub planting to provide privacy to the sunken patio zone. A proposed orchard walk along the eastern elevation of the property will rework the division of arrival, outdoor living spaces and activity zones. While the boundary leylandii hedging will be replanted in native pleached hedging to ensure visibility of the historic boundary wall, improving the garden environment, while still retaining the privacy provision afforded by the foliage above the head of the wall.

Access & Parking

The primary access from the highway will remain unaltered, but the rearranged planting, as part of the proposed landscaping, will allow the driveway gates to open fully and facilitate a more traversable driveway. Currently, the driveway accommodates parking for 4 vehicles and the proposals retain this same parking provision but re-arrange the driveway itself will better facilitate turning on site.

Planning History

3 applications have been made previous in 86/87/88 that all deal with the addition of a bungalow in the garden that was then divided off into a separate dwelling. No outstanding or unapproved planning applications exist for the property in question.

Conclusion

The proposed alterations focus around enhancing the internal environment, better external connections and conversion of the underutilised garage space no longer required for car storage into a multi use space that is of higher design quality and better proportional relations to the original house.

These improvements are designed to enrich the occupant's everyday living experience and coupled with the improvements to external landscaping will ensure that this family homes continues to thrive.

Overall, the scheme delivers a balanced and well-integrated design that enhances the property's functionality, increases green space, and maintains a high level of privacy for the occupants and neighbours.

It is therefore hoped the Local Planning Authority agrees with the scheme's positive intentions and contributions.