

Design and Access Statement

Planning Application for Conversion of Upper Floors to 2x 1Bed Self-Contained Flats

27 Market Place, Chippenham, SN15 3HP

25.02.2026

Vol.01

1. Introduction

This Design and Access Statement has been prepared in support of an planning application for 27 Market Place, Chippenham SN15 3HP, known as Keskin Kebab.

The application seeks full planning consent for the conversion of the first and second floors of the property into two self-contained one-bedroom residential apartments, while retaining the ground floor and basement as a commercial unit.

The submission is supported by:

- Proposed Floor Plans – KSD1049-XX-ZZ-DR-A-01000
- Existing Floor Plans – KSD1049-XX-ZZ-DR-A-01001
- Proposed Elevations – KSD1049-XX-ZZ-DR-A-02000
- Existing Elevations – KSD1049-XX-ZZ-DR-A-02001
- LABC Certificate of Completion - 2 flats
- Site Location Plan
- Site Plan

2. Site and Surroundings

27 Market Place occupies a prominent position within Chippenham town centre. The property forms part of a continuous terrace of mixed-use buildings typical of the historic commercial core, comprising retail/commercial uses at ground floor level with residential accommodation above.

The building is three storeys in height with an additional basement level.

The surrounding area is characterised by:

- Active ground floor commercial frontages
- Upper floor residential accommodation or/and commercial
- Traditional town centre architectural form
- Strong pedestrian activity

The site is sustainably located within walking distance of services, public transport, and employment opportunities.

3. Existing Building

The building comprises:

- Basement level used for dry storage (commercial)
- Ground floor commercial takeaway unit
- First and second floors previously associated with the commercial unit

As shown on the Existing Floor Plans - KSD1049-XX-ZZ-DR-A-01001:

- The upper floors were accessed internally via the ground floor shop.
- There was no independent, compliant residential access arrangement.
- An external access door had previously been blocked by a former owner.
- The upper floors were not independently separated or used as formal residential accommodation.
- While included within the commercial rating assessment, they were not actively used for commercial purposes.

The upper floors were previously under owner occupation and did not comply with current Building Regulations standards.

4. Background and Retrospective Nature

The applicant invested significant personal savings to refurbish and convert the upper floors into beneficial residential use.

At the time works commenced, the applicant was unaware that planning permission would be required for the formal separation and residential designation of the upper floors.

However:

- Building Control was consulted prior to and during the works.
- The works were inspected.
- Compliance with Building Regulations was confirmed.
- A Completion Certificate was issued.

The applicant has since been advised that planning consent is required to formally designate the upper floors as separate residential units and has therefore instructed submission of this application.

5. Proposed Development

5.1. Summary

The completed proposal comprises:

- Conversion of first floor into one self-contained one-bedroom apartment (Flat Type A)
- Conversion of second floor into one self-contained one-bedroom apartment (Flat Type B)
- Retention of ground floor and basement as commercial premises
- Installation of a new internal partition to create independent residential access

5.2. Layout

As shown on the Proposed Floor Plans

KSD1049-XX-ZZ-DR-A-01000 – GA Proposed Plans

:

First Floor (Flat Type A):

- Bedroom
- Bathroom
- Open-plan living/kitchen area
- Hall and circulation space

Second Floor (Flat Type B):

- Bedroom
- Bathroom
- Living accommodation
- Hall space

The basement remains commercial storage. The layouts provide all necessary residential facilities, including kitchen, bathroom, and habitable living space.

From our site inspection, the units are appropriately proportioned for one-bedroom apartments within a town centre setting.

5.3. Access and Separation

To ensure safe and compliant access:

- A new partition wall was installed at ground floor level.
- The residential entrance is now physically separated from the commercial takeaway.
- The flats have independent access via the retained external doorway.

This arrangement ensures:

- No reliance on access through the commercial unit
- Improved fire safety
- Clear functional separation of uses
- Compliance with Building Regulations standards

6. Scale, Appearance and Impact on the Building

No alterations have been made to the principal elevations.

Comparison of Existing Elevations KSD1049-XX-ZZ-DR-A-02001 - and Proposed Elevations KSD1049-XX-ZZ-DR-A-02000 confirms:

- No new window openings
- No changes to existing window proportions
- No extensions or alterations to roof form
- No changes to overall building height or massing
- Shopfront retained

The internal refurbishment has been carried out sensitively, retaining the external architectural character of the building.

The development therefore preserves:

- The appearance of the building
- The character of Market Place
- The established town centre streetscape

7. Residential Amenity

The two one-bedroom apartments:

- Benefit from natural light via retained window openings.
- Provide self-contained kitchen and bathroom facilities.
- Are appropriately sized for rental occupation.
- Are located in a highly sustainable town centre location.

Given the mixed-use nature of the surrounding area, the residential use is entirely compatible with neighbouring properties.

8. Design Principles

The conversion of upper floors was guided by idea of:

- Reuse of existing building fabric
- Sustainable town centre living
- Functional separation of commercial and residential uses
- Compliance with Building Regulations

The refurbishment has improved the usability and safety of the upper floors without altering the historic character of the building.

9. Planning Position and Application Type

The proposal at 27 Market Place:

- Brings underused upper floors into beneficial residential use
- Creates two modest, self-contained town centre apartments
- Retains active commercial frontage at ground floor
- Involves no harmful external alterations
- Preserves the character and appearance of the building
- Has been certified as compliant with Building Regulations

From an architectural perspective, the development represents a sustainable and appropriate reuse of existing town centre accommodation. We respectfully request that the Local Planning Authority consider the proposal favourably and advise on the appropriate application route if amendment is required.



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