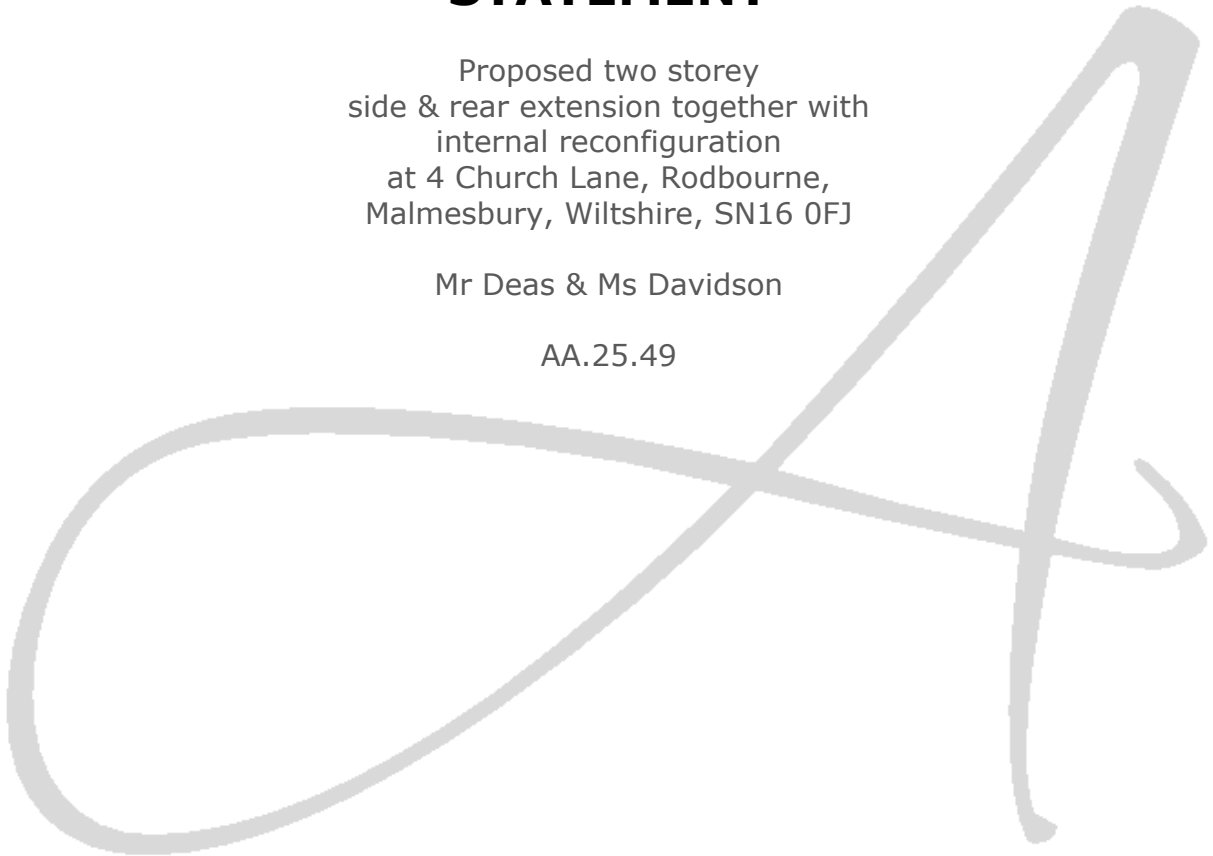


DESIGN & HERITAGE STATEMENT

Proposed two storey
side & rear extension together with
internal reconfiguration
at 4 Church Lane, Rodbourne,
Malmesbury, Wiltshire, SN16 0FJ

Mr Deas & Ms Davidson

AA.25.49



Armstrong
architecture

Introduction

This design statement has been prepared by Armstrong Architecture on behalf of our clients Mr Deas & Ms Davidson in support of a Householder Planning Application for a proposed two storey side & rear extension together with internal reconfiguration & refurbishment of existing workshop into ancillary accommodation at 4 Church Lane, Rodbourne, Malmesbury, Wiltshire, SN16 0EX.

Site Context

Site Location

4 Church Lane is an end of terrace semi-detached cottage located in Rodbourne, Wiltshire.



Image: Aerial image – Site outlined in red Source: Google maps

The site falls within Rodbourne's conservation area along its northern boundary.

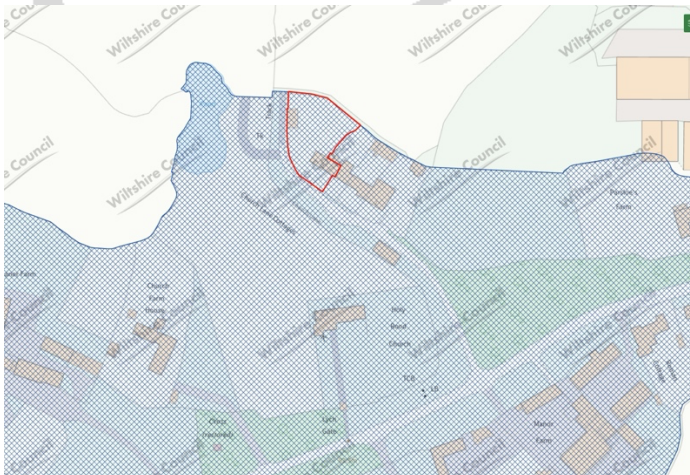


Image: Rodbourne conservation area (hatched blue) with the application site edged in red. Source: wiltshire.gov.uk

4 Church Lane is neither listed or a scheduled monument, however the site does fall within reasonable proximity of some "listed buildings". Grade II "listed building", Holy Rood Church is located approximately 55 metres south of the application site, whilst Grade II "listed building", The Village Cross is located approximately 125m southwest of the application site. The application site is not visible when stood in either of the scheduled monument locations.



Image: Listed buildings within reasonable proximity of application site. Source: historicengland.org.uk



Image: Grade II listed Holy Rood Church. Source: historicengland.org.uk



Image: Grade II listed Village Cross. Source: google maps

4 Church Lane is a 3-bedroom end of terrace semi-detached cottage, which is predicted to be 150-200 years old. The ground floor contains a kitchen and living room accessed off a central hallway contained within the footprint of the original cottage, then a bathroom and utility area within the single storey side lean-to, which is a more modern addition to the original cottage. The first floor contains 2 no. bedrooms and a study all accessed from a central landing.



Image: 4 Church Lane, captured 1974. Source: Geograph.orh.uk

Externally, 4 Church Lane's walls are constructed from Cotswold random rubble coursed stone. The front (south facing) roof slope of the original cottage is roofed in Cotswold natural slate tiles, whilst the rear (north facing) roof slope and side lean-to elements are finished in clay double roman tiles. The cottage has an array of different window styles and materials, including timber casements, Crittall style steel and UPVC fanlights, all in white colour. The original cottage has stone tile cills with timber lintels, whilst the modern lean-to has brick arched window heads and surrounds. The original cottage has 2no. chimneys constructed from red brick. The front of the cottage has a pitched roof porch, which is a modern addition constructed from concrete blocks.



Image: Existing front (south facing) elevation. Source: butlersherborn.co.uk

The cottage sits within a generous 0.08 hectare / 0.19 acre plot. The site has 1no. outbuilding, a workshop which is located on the western boundary, which is constructed from Cotswold random rubble stone, red brick piers, with horizontal timber cladding and clay double roman tiles. Evidence from historic mapping and photographs would suggest the site formerly hosted several other outbuildings on the northern boundary of the site.



Image: Existing workshop and location of historic demolished outbuildings to the northern boundary. Source: butlersherborn.co.uk

Existing Condition

The existing cottage is in a poor condition and in much need of modernisation and enlargement for it to be of practical use to a modern-day family. The GIA over both floors of 72sqm, is an inadequate area for a 3-bedroom house. The modern side lean-to extension is not an appropriate addition to the original cottage and furthermore has shown evidence of subsidence. The existing fenestration shows evidence of adaptation over time, with several different styles and materials of windows.



Image: Internal images give an indication of the existing condition. Source: Armstrong Architecture

Planning History

According to Wiltshire Council's records, 4 Church Lane has been subject to zero historic planning applications. It would appear Church Lane has been subject to only 1 no. historic planning application, which was a large single storey rear extension and double garage to no.1 Church Lane, approved in 2017. This application was submitted by ourselves (Armstrong Architecture) in 2017.

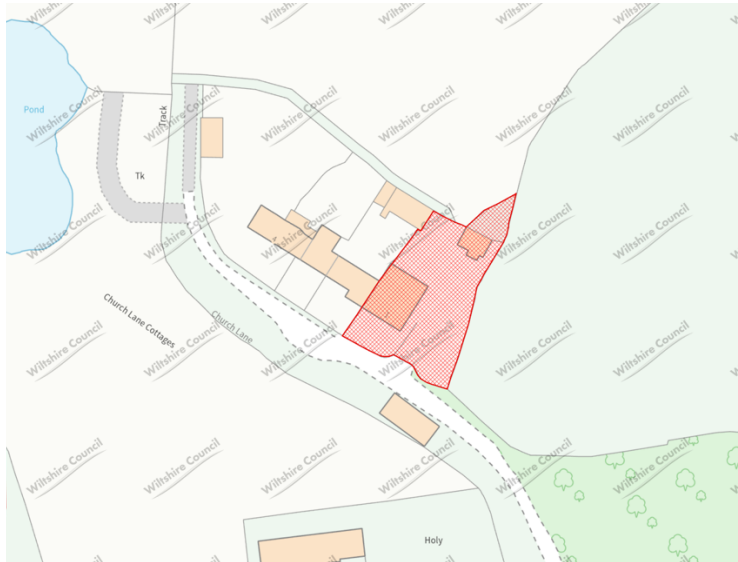


Image: Planning applications within proximity of no.4 Church Lane, Rodbourne. Source: Wiltshire.gov.uk

The most recently approved planning application within the vicinity, was at Church Farm House, which is in direct site line of Holy Rood Church and the application site. Originally approved under application 17/02008/FUL, then resubmitted under application PL/2021/10633 the application is described as the following- The addition of a single storey extension and internal modifications of the existing single storey garage and kitchen including the introduction of two north facing roof lights and change of use of a small area of adjacent agricultural land to residential use in association with Church Farm House.

Historic Mapping

Using "Know Your Place" (via maps.bristol.gov.uk) are able to review historic mapping to give us an indication of the age and history of the site.

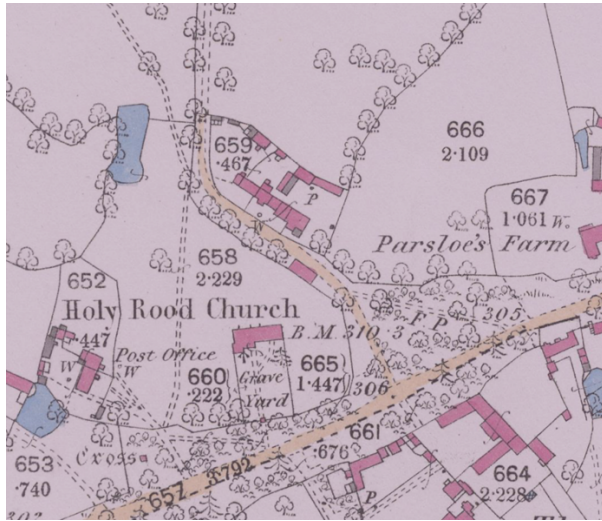


Image: 1844-1888 OS 25" First Edition Source: maps.bristol.gov.uk

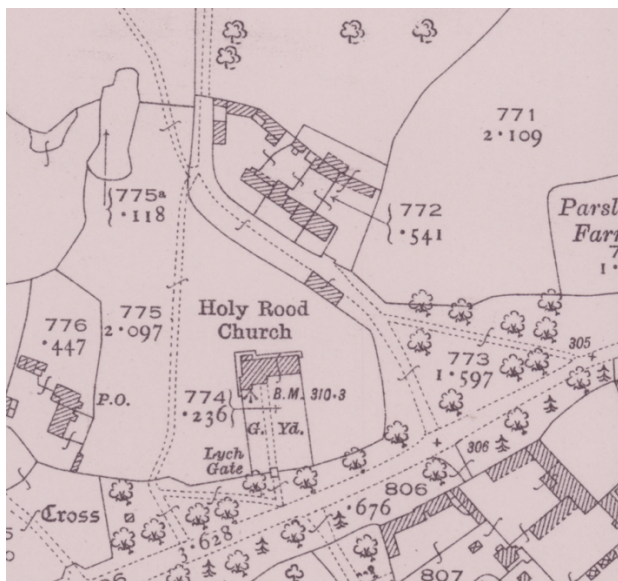


Image: 1898-1939 OS 25" Third Edition Source: maps.bristol.gov.uk

The historic mapping depicts the historic out-buildings on the northern boundary of the site.

Proposals

The proposal comprises the construction of a two-storey side and rear extension, and the conversion of the existing workshop out building to ancillary accommodation to the main dwelling.

Design and Appearance

Layout

The ground floor will be reconfigured so that the original footprint of the cottage will contain a sitting room and entrance lobby, whilst the extended area will host a new open plan kitchen, living room and dining area, a separate utility / boot room and ground floor WC. The first floor will provide 2no. adequately sized bedrooms within the envelope of the original cottage, whilst the extended area will contain a new master bedroom suite with dressing / cot room, & ensuite, and new family bathroom.

Materials

Externally, the two-storey side and rear extension have been carefully designed to complement and enhance the original dwelling. The walls are to be constructed using reclaimed Cotswold random rubble stone (from the site), which will be coursed, coloured, and use a lime-based mortar mix to meticulously match the existing cottage. The front (south facing) roof will be covered in reconstructed Cotswold natural slate tiles in diminishing courses to match the original dwelling, whilst the rear (north facing) roof slope will be covered in clay double roman tiles, again to match the original dwelling.

Fenestration

The proposals seek to rationalise the existing random array of window styles and materials, by replacing all windows to match the style of the new extension. The proposed window style is to be off-white double-glazed timber frame casement windows with a horizontal glazing bar, which is an appropriate style for a house located within a conservation area.

Porch

The existing porch, which is constructed of inappropriate materials, is to be demolished, re-built and repositioned using the same dimensions as the existing porch. The proposed porch will be constructed in an oak frame, which is a more appropriate material for the cottages siting within a conservation area. The porch and front door have been repositioned to rebalance the external appearance and improve internal flow of the ground floor plan.

Scale & massing

Whilst the proposals seek to increase the existing footprint of the dwelling by a significant amount, the two-storey side and rear extension have been carefully designed to appear subservient to the original cottage using the following methods:

- Ridge height lower than the original cottage
- Stepped back from the original building line (revealing original quoins)
- Overall width of front elevation lesser than that of original cottage

The generous 0.08 hectare plot, can easily accommodate and perhaps warrants a larger dwelling. The increased footprint of 51sqm would only take away 7.3% of the existing amenity space from the plot, hence the impact of the development is minimised. This in context with the 76sqm of developed footprint the site formerly had, in addition to the current dwelling and workshop, means a net reduction of 25sqm developed footprint vs previous historic uses.



Image: Indicative CGI visual Source: Armstrong Architecture

Workshop Conversion

Part of the proposal is to convert the existing workshop into a home office & ancillary accommodation. The internal works would include introducing partition walls to create a bedroom, bathroom and an open plan kitchenette / living area. The existing walls, floor and roof will be upgraded and insulated to a habitable level. Externally the building will be largely unchanged, 2no. new casement windows will replace the existing, along with a new front door with sidelights, new infill vertical timber cladding and the roof tiles will be replaced and made good where necessary. It is intended the workshop conversion will be used as a day-to-day office for Mr Deas and as ancillary accommodation for occasional guest use.

Relevant Planning Policy

1. National Planning Policy Framework (NPPF)

The NPPF provides the overarching national policy guidance for sustainable development in England. The most relevant sections for this application are:

- **Chapter 12: Achieving Well-Designed Places**

This policy requires developments to be visually attractive, sympathetic to local character and history, and establish a strong sense of place using appropriate materials and layout.

- **Chapter 16: Conserving and Enhancing the Historic Environment**

Specifically **Paragraphs 202 to 214** (which govern heritage assets).

- **Asset Assessment (Paragraph 200/207):** Requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting.
- **Impact on Settings (Paragraph 205+):** Instructs Local Planning Authorities to weigh any potential harm to the setting of designated heritage assets (such as the adjacent Grade II listed Holy Rood Church) against the public benefits and the sympathetic nature of the design.

2. Local Policy: The Wiltshire Core Strategy

The local development plan is the **Wiltshire Core Strategy**. The determination of this householder application relies on two core policies:

- **Core Policy 57: Ensuring High Quality Design and Place Shaping**

This policy requires a high standard of design for all new development. To comply, the proposed side/rear extension and workshop conversion must:

- Respond positively to the host building's existing scale, height, massing, and historic building line.
- Meticulously match the local vernacular using high-quality materials (such as natural random rubble stone and Cotswold slate).
- Retain the residential amenity of neighbouring properties.

- **Core Policy 58: Ensuring the Conservation of the Historic Environment**

This policy directs that development should protect, conserve, and where possible enhance Wiltshire's historic environment.

- Because the site sits directly within the immediate setting of the Grade II Listed Holy Rood Church, the development must demonstrate that it will not visually dominate, crowd, or detract from the architectural significance and quiet, rural character of the listed asset.

Conclusion

The proposed development represents a sensitive and high-quality enhancement of a traditional cottage in much need to enlargement and modernisation to meet the requirements of modern day living standards. Through meticulous material selection, careful positioning, and the retention of a subservient scale, the project satisfies all domestic space requirements for Mr Deas & Ms Davidson, a young couple due to be married in September 2026, who are planning to expand their family. The proposals are geared to fully protecting the setting and architectural significance of the adjacent Grade II Listed Holy Rood Church. Wiltshire Council is respectfully requested to grant planning permission.