

DESIGN AND ACCESS STATEMENT

PROVIDENCE CHAPEL AND MANSE

86 BRADENSTOKE, CHIPPENHAM, WILTSHIRE, SN15 4EL

Applicants: Daniel and Kelly Glover

Application: Planning Permission and Listed Building Consent

Date: August 2026

1. INTRODUCTION

1.1

This Design and Access Statement has been prepared in support of applications for **Planning Permission and Listed Building Consent** relating to proposed alterations and improvements at **Providence Chapel and Manse, 86 Bradenstoke, Chippenham, Wiltshire, SN15 4EL**.

1.2

Providence Chapel and its adjoining Manse form a **Grade II listed building**, Historic England List Entry No. **1022667**, and are located within a **Conservation Area**.

The Chapel dates from 1777 and, together with the adjoining Manse, represents an important surviving example of an eighteenth-century Nonconformist chapel complex.

1.3

The proposals primarily concern the continued residential use and improvement of the Manse together with appropriate external works to the Chapel and its surroundings.

The Chapel itself is **not proposed to be converted to residential accommodation** and will remain physically and functionally distinct from the residential Manse.

1.4

The principal works comprise:

- Internal alterations and improvements to the Manse;
- Repair and, where necessary, appropriate replacement of existing windows;
- General external repairs and conservation works;
- Removal of the existing timber hall located to the rear of the Chapel;
- Creation of a modest off-street parking area within the grounds to the rear of the Chapel; and
- Associated landscaping and improvements to the external areas.

The overall design approach has been developed to secure an appropriate and sustainable future for the property while conserving the architectural and historic significance of the listed building and its setting.

2. SITE AND SURROUNDINGS

2.1 Location

Providence Chapel and Manse are situated within the village of **Bradenstoke**, a rural settlement in northern Wiltshire, approximately 1.5 miles north-west of Lyneham.

The site occupies an established position within the historic settlement and forms a distinctive and recognisable element within the local streetscape.

2.2 Existing Buildings

Providence Chapel is predominantly a single-storey building with a prominent south-east-facing gable elevation.

The building dates from **1777**, as evidenced by the datestone within the gable.

Its architectural character includes:

- Red brick elevations;
- Stone quoins and window dressings;
- Stone slate roofing;
- Tall segmental-headed windows;
- Timber glazing bars;
- Prominent principal gable;
- Bellcote;
- Nineteenth-century entrance porch; and
- Surviving historic internal features.

The attached Manse is a two-storey, three-bay dwelling positioned to the north-west of the Chapel and forms an important component of the historic group.

2.3 Historic Setting

A historic burial ground lies to the rear of the Chapel and Manse.

Although this land has been transferred to a charitable trust and is outside the current owners' ownership and control, it retains an important historical association with Providence Chapel and contributes to the wider setting and understanding of the listed building.

Historic mapping demonstrates the long-established relationship between the Chapel, Manse, burial ground and associated structures.

2.4 Existing Access and Parking

Vehicular parking and turning facilities associated with the property are presently constrained.

There is currently no satisfactory dedicated off-street parking arrangement serving the property, resulting in vehicles generally being parked on the public highway where spaces are available.

The proposed development therefore provides an opportunity to improve the practical operation of the site while reducing reliance upon on-street parking.

3. DESIGN PRINCIPLES

3.1 Overall Approach

The design philosophy has been guided principally by the significance of the Grade II listed building and its Conservation Area setting.

The proposals have consequently been developed around the following principles:

- Retention of significant historic fabric wherever reasonably practicable;
- Repair rather than replacement;
- Minimal intervention;
- Use of materials compatible with the historic building;
- Preservation of the principal form and proportions of the Chapel and Manse;
- Retention of important architectural detailing;
- Respect for the relationship between the Chapel, Manse and burial ground;
- Concentration of more functional external works towards the rear of the site;
- Continued viable use of the Manse; and
- Improvement of the overall appearance and maintenance of the property.

The development is therefore conservation-led rather than seeking substantial physical alteration to the historic buildings.

4. AMOUNT

4.1

The development represents a relatively limited programme of alteration and improvement to an existing established property.

There is no proposal for substantial additional built development.

The principal physical reduction in built form will arise through the removal of the existing timber hall to the rear of the Chapel.

The proposed parking area represents a modest change to the external grounds and has been positioned to minimise its prominence within the setting of the listed building.

4.2

The scale and amount of development are considered proportionate to the needs of the property and appropriate having regard to the sensitive historic context.

5. USE

5.1 The Manse

The Manse will continue in residential use.

The proposed alterations are intended to improve the functionality, condition and suitability of the existing accommodation without undermining its architectural or historic interest.

The continued residential occupation of the Manse provides an appropriate and viable use for this part of the listed building and assists with its ongoing maintenance and conservation.

5.2 The Chapel

The Chapel is not proposed to be converted into residential accommodation.

It will remain separate from the residential use of the Manse, thereby retaining the legibility of its historic function and its relationship with the adjoining former minister's house.

This distinction is an important component of the overall design approach.

6. LAYOUT

6.1 Existing Historic Layout

The established relationship between the principal Chapel, adjoining Manse and historic burial ground is an important component of the significance of the site.

The proposals have therefore been designed to avoid substantial disruption to this established arrangement.

6.2 Proposed Parking

The new off-street parking area will be positioned towards the rear of the Chapel.

This location has been selected specifically because it is removed from the principal frontage and from the most important public views of the listed building.

The parking arrangement will provide practical benefits for occupants while avoiding unnecessary alteration to the prominent historic frontage.

The parking area should utilise visually appropriate surfacing and landscaping so that it remains subordinate to the listed buildings and their setting.

6.3 Removal of Rear Hall

The existing timber hall located at the rear of the Chapel is proposed to be removed.

The structure represents a later twentieth-century phase of development associated with refurbishment of the Chapel.

Its removal will reduce the amount of later development surrounding the historic building and provide an opportunity for the original form of the Chapel to be more readily appreciated.

Any areas of historic masonry or building fabric exposed following removal will be carefully repaired using materials and techniques compatible with the existing building.

7. SCALE

7.1

The established scale of Providence Chapel and Manse will remain fundamentally unchanged.

No significant extensions are proposed to the principal historic buildings.

Removal of the rear timber hall will reduce rather than increase the overall amount of built development within the site.

7.2

The proposed parking and landscaping works are domestic in scale and will remain visually subordinate to the listed building.

The development therefore maintains the existing hierarchy between the Chapel, Manse and surrounding external spaces.

8. APPEARANCE

8.1

The external appearance of the listed building is a key consideration within the proposed works.

The principal elevations, roof forms, proportions and architectural composition of the Chapel and Manse will continue to define the appearance of the site.

8.2 Windows

Particular attention will be given to the existing windows, including the historic sash windows to the Manse and the distinctive windows serving the Chapel.

The design approach will be based upon **repair and retention wherever reasonably practicable**.

Where an existing window or individual component is demonstrated to be beyond reasonable repair, replacement will be undertaken using an appropriate design matching the established:

- Opening dimensions;
- Window proportions;
- Materials;
- Glazing configuration;
- Frame profiles;
- Mouldings and detailing; and
- Method of opening.

Wholesale replacement of serviceable historic windows is not proposed.

8.3 Materials

Traditional and compatible materials will be used for repair works.

Existing brickwork, stone dressings, stone slate roofing, timber windows and other significant materials will be retained wherever possible.

New materials required as part of repairs will be selected to harmonise with the existing building in terms of texture, colour, dimensions and appearance.

8.4 Architectural Detailing

Existing significant architectural details will be retained.

Works will avoid unnecessary removal or concealment of historic features.

This will ensure that the distinctive architectural character of Providence Chapel and Manse remains clearly identifiable following completion of the development.

9. INTERNAL ALTERATIONS

9.1

The internal alterations principally relate to the Manse and are intended to provide functional residential accommodation suitable for continued occupation.

The works have been designed around the existing building rather than requiring substantial restructuring of its historic form.

9.2

The established plan form will be retained wherever practicable.

Particular consideration will be given to the conservation of significant internal features including, where present:

- Historic fireplaces;
- Timber joinery;
- Doors;
- Skirtings;
- Architraves;
- Mouldings;
- Historic floor finishes; and
- Other surviving architectural detailing.

9.3

Where new partitions, services or fittings are required, they will be positioned and detailed to minimise intervention into significant historic fabric.

Where reasonably practicable, new interventions will also be designed so that they could be removed in the future without substantial loss of historic material.

10. LANDSCAPING

10.1

Landscaping forms an important component of the treatment of the proposed parking area and wider external works.

The objective is to maintain the predominantly domestic and historic character of the grounds rather than introducing an overly engineered parking environment.

10.2

Hard landscaping materials should therefore be visually sympathetic to the historic property.

The parking area will be kept to the minimum practical extent and integrated into the surrounding grounds.

Where appropriate, soft landscaping will be used to reduce the visual presence of parked vehicles and reinforce the established character of the site.

10.3

The landscaping proposals will respect the historic and visual relationship between the Chapel, Manse and adjacent burial ground.

11. ACCESS

11.1 Vehicular Access

The development will utilise the established access arrangements serving the property.

The introduction of dedicated off-street parking will provide a significant practical improvement over the existing situation where vehicles generally rely upon parking on the public highway.

11.2 Parking and Turning

The proposed parking arrangement will provide dedicated parking within the site.

The design objective is to provide sufficient practical parking provision without creating an excessive area of hardstanding or allowing vehicles to dominate the setting of the listed building.

11.3 Pedestrian Access

Existing pedestrian access to the Chapel and Manse will generally be retained.

Any improvements to paths or external surfaces will be undertaken sensitively and with consideration given to the historic character and fabric of the property.

11.4 Inclusive Access

Providence Chapel and Manse are historic buildings whose existing construction, levels, openings and listed status impose constraints upon the extent to which modern accessibility standards can be incorporated without affecting significant historic fabric.

Where reasonable and practicable, the proposed works will seek to provide safe and convenient access while avoiding disproportionate alteration to features contributing to the significance of the listed building.

12. HERITAGE AND DESIGN RESPONSE

12.1

The design of the scheme has been directly informed by an assessment of the heritage significance of Providence Chapel and Manse.

The Chapel retains significant architectural, historical, evidential and communal value arising from its eighteenth-century origins, historic fabric, architectural form and long association with Nonconformist worship within Bradenstoke.

12.2

The Manse is also an important component of this significance because it demonstrates the traditional functional relationship between a Nonconformist place of worship and the residence occupied by its minister.

The adjacent burial ground further reinforces this historic relationship.

12.3

The proposals respond to this significance by concentrating change upon areas and elements having a lesser contribution to the significance of the site.

In particular:

- The principal historic form of the Chapel will be retained;
- The Chapel will not be converted to residential use;
- The Manse will remain in an appropriate residential use;
- Historic windows will be repaired wherever possible;
- Significant internal features will be retained;
- The later timber hall will be removed;
- Parking will be positioned towards the rear;
- Traditional and compatible repair materials will be employed; and
- Landscaping will reduce the visual effect of new parking provision.

The result is a proportionate and conservation-led scheme.

13. CONSERVATION AREA

13.1

The site lies within a Conservation Area and therefore consideration has also been given to the effect of the development upon the character and appearance of the wider historic environment.

The Chapel is a distinctive building within Bradenstoke and makes a positive contribution to the character and identity of the settlement.

13.2

The proposals retain the established principal elevations and overall form of the historic building.

The principal public views of the Chapel and Manse will therefore remain substantially unchanged.

The positioning of parking towards the rear of the site reduces its prominence within the streetscape.

13.3

Removal of the later timber hall will simplify the rear built form and potentially improve appreciation of the historic Chapel.

Together with appropriate repair and maintenance of the existing buildings, the proposals are considered capable of preserving and enhancing the character and appearance of the Conservation Area.

14. SUSTAINABILITY

14.1

The continued use, maintenance and repair of existing historic buildings represents an inherently sustainable approach to development.

The scheme prioritises the retention of existing building fabric rather than demolition and replacement.

14.2

Repairing existing windows and building elements wherever practicable will reduce unnecessary consumption of new materials and retain the embodied carbon contained within the existing building.

14.3

Any upgrading works required to improve comfort or building performance will need to be balanced against the conservation of historic fabric and the requirement for traditional construction to perform appropriately.

15. PLANNING POLICY CONTEXT

15.1

The proposals have been developed having regard to the relevant national and local planning policy framework, including:

National Planning Policy Framework

Particular consideration has been given to the policies relating to:

- Achieving well-designed places;
- Conserving and enhancing the historic environment;
- Sustaining viable uses for heritage assets;
- Understanding the significance of designated heritage assets; and
- Ensuring that new development responds positively to local character.

Planning (Listed Buildings and Conservation Areas) Act 1990

The proposals have been developed having regard to the statutory duties concerning:

- Preservation of the special architectural and historic interest of listed buildings and their settings; and
- Preservation or enhancement of the character and appearance of Conservation Areas.

Wiltshire Core Strategy

Particular consideration has been given to:

- **Core Policy 57 – Ensuring High Quality Design and Place Shaping;** and
 - **Core Policy 58 – Ensuring the Conservation of the Historic Environment.**
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16. DESIGN DEVELOPMENT AND HERITAGE BALANCE

16.1

The proposals represent a considered balance between conservation of an important Grade II listed building and the practical requirements associated with its continued use, maintenance and management.

The scheme avoids substantial additions or inappropriate alterations to the principal historic buildings.

Instead, it concentrates upon:

- Repair;
- Maintenance;
- Limited internal alteration;
- Removal of a later subordinate structure;
- Sensitive provision of parking; and
- Landscape improvement.

16.2

The proposed parking area introduces a limited change within the setting of the listed building. However, its rearward location, modest scale and proposed landscape treatment substantially reduce its visual effect.

This benefit must also be considered against the existing lack of dedicated parking and the consequent reliance upon highway parking.

16.3

The removal of the rear timber hall results in the loss of a later element associated with the twentieth-century history of the Chapel.

Its significance is, however, considered substantially lower than that of the eighteenth-century Chapel and associated Manse.

Removal provides an opportunity to improve the legibility and appreciation of the principal historic building.

17. CONCLUSION

17.1

The proposals at **Providence Chapel and Manse, 86 Bradenstoke, Chippenham, Wiltshire, SN15 4EL** have been developed through a conservation-led design approach which recognises the architectural and historic importance of this Grade II listed property and its Conservation Area setting.

17.2

The development will:

- Secure the continued appropriate residential use of the Manse;
- Retain the Chapel as a separate and recognisable historic building;
- Preserve the principal architectural form and character of the listed building;
- Retain and repair historic fabric wherever practicable;
- Provide sympathetic repair and replacement where necessary;
- Remove a later subordinate timber structure;
- Provide discreet off-street parking;
- Improve the condition and management of the external areas;
- Maintain the historic relationship between the Chapel, Manse and burial ground; and
- Preserve the contribution made by the property to the character and appearance of Bradenstoke.

17.3

The overall scale of intervention is limited and proportionate.

The proposals will allow the property to remain viable and properly maintained while ensuring that its special architectural and historic interest remains clearly legible.

17.4

It is therefore considered that the proposed development represents an appropriate and sensitive response to the significance of Providence Chapel and Manse and provides a sound basis for the granting of **Planning Permission and Listed Building Consent**.

Daniel and Kelly Glover
August 2026