

24<sup>th</sup> August 2026

**PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT AND REAR EXTENSIONS.**

**AT 35 WAYLANDS CRICKLADE SWINDON WILTS SN6 6BT.**

**FOR MISS L TOMPKINS AND MR C EGGLETON.**

**DESIGN AND ACCESS STATEMENT.**

This Design & Access Statement has been prepared in accordance with Section 42 of the Planning & Compulsory Purchase Act 2004, to [supplement](#) the submission of a Planning Application for the above property.

The design concepts are outlined below.

**PLANNING HISTORY**

There is no planning history for this property on the Wiltshire council planning portal.

**THE SITE AND EXISTING PROPERTY.**

The existing property is a semi-detached dwelling built in facing brickwork with interlocking concrete tiles to the roof.

It features ornamental vertical tile hanging to the front and rear elevations located as a band above the ground floor windows / below the first-floor windows, as a feature. The property, from its appearance, is a 1970's build.

The property is located within, and on the Southern side of the Cricklade Conservation area, albeit the development itself consists of modern dwellings, most of which have already been extended / renovated.

A tree, believed to be an Ash (*Fraxinus excelsior*) is located in the rear garden and another tree, believed to be a Sycamore (*Acer Pseudoplatanus*) is located in the rear garden of No.36, both of which are close to the rear fence line.

Below are a number of existing pictures for this property.



**1. PARTIAL FRONT ELEVATION SHOWING NEIGHBOURS GARAGE.**



**2. FRONT ELEVATION AND PARTIAL GARAGE**



**3. FRONT ELEVATION**



**4 REAR ELEVATION SHOWING CONSERVATORY**



**5. PARTIAL REAR ELEVATION**



**6. PARTIAL REAR ELEVATION SHOWING EXCESS SHRUB GROWTH.**



7. REAR ELEVATION.



8. TREE TO REAR OF GARDEN.



**9. TREE TO NEIGHBOURS GARDEN - N0.36.**



**10. SHOWING INTERNAL STAIRCASE.**



**11. SHOWING EXISTING KITCHEN AREA.**



**12. WORKSHOP TO REAR OF GARAGE.**

As can be seen from the photos above, the property and its gardens are in poor condition and the whole building needs renovation. This can be considered as an eyesore in the street scene.

### **USE AND SIZE.**

The brief is to provide extensions and alterations to the above property to improve the kitchen and Dining room sizes to the ground floor, to provide a WC and Utility to the ground floor, and a cinema / Gaming room (This will not have natural light but will benefit from sufficient ventilation).

To achieve this, we propose a two-storey side extension with gabled projections to the front and rear, and single-storey front and rear extensions. The extensions will be built in facing brickwork and roof tiles to match the existing with a similar design to other properties on the estate.

A New garage is proposed to the front of the property alongside the garage to No 36. The owners of No 36 have been consulted and are happy that a new lead-lined gutter will be formed between the two properties; all in accordance with the party Wall act 1996. A detail is included in the submitted proposals drawing.

Certificate B will be completed on the application forms and a Notice No 1 will be sent to the neighbours.

To the first floor the brief is to provide a total of four sufficiently sized bedrooms and an en-suite shower room to the main bedroom.

The proposals will enhance the appearance of the host property, will be beneficial and considerate to the neighbouring properties; and an improvement on the street scene from all elevations.

The existing property is a small 3-bedroom semi-detached dwelling.

The tile hanging and timber frame behind it, fails to meet the current building regulations insulation standards. It is therefore proposed to replace this with a brickwork cavity wall, full height to the front and rear elevations, with new windows throughout.

As can be seen from the photographs / google images below; many other properties on the estate have gable fronted extensions, including that of the adjacent property to the application site.



**13. No 1 - Gable fronted extension (Google Earth Image)**



**14. No.6 - Gable Fronted Extension (Google Earth Image)**



**15. No 27 - Gable Fronted Extension (Google Earth Image).**



**16. No 28 - Gable Fronted Extension (Real-time Photo).**



**17. No 30. - Gable Fronted Extension (Google Earth Image)**



**18. No 36. - Gable fronted Extension (Google Earth Image)**

**Next door to the Application Site.**

## LAYOUT

The property is a small semi-detached residential unit set back from the road on a reasonably sized plot. The existing accommodation comprises a living room, Kitchen / dining room (with a rear aspect through a conservatory); a garage and a workshop behind it (these will be taken down to facilitate the building of the proposed extension). There are currently 3 bedrooms (one very small) and a bathroom to the first floor.

The proposed extension will provide a larger kitchen / dining area to the rear elevation, extending one metre past the existing conservatory; utility, Wc and cinema room to the side, with a new garage to the front adjacent to the neighbours garage.

To the first floor, with a little re-design of the existing, we now propose 4 no bedrooms and two bathrooms / shower rooms.

## **SCALE**

Although the Wiltshire design guide suggests that a two-storey side extension normally requires a set-back from the front elevation; each application should be considered on its own merits; considering other recently extended properties and the setting of the existing building in relation to its neighbours.

The adjacent property, No 36 Waylands, projects considerably forward in front of my client's property. No 36 used to be a chalet style property like many others in the Wayland's, but has been considerably extended to form a double gable frontage to the road.

Many years ago, I did many of these conversions, so I know this to be the case. I may have been responsible for No 36, however I no longer have records dating to 1990, and the council planning portal does not offer the agent information.

Other semi-detached properties in Waylands, also have gable fronted extensions as highlighted in the above photos, in particular No 28 which is being built now, as shown in photo No 16 above.

The height, bulk and scale of the proposed extension ensures that it does not appear unduly prominent within the street scene, and there are no adverse effects on the adjacent properties.

## **LANDSCAPING**

No additional landscaping is proposed or necessary, as there are a number of shrubs / trees to the garden.

## **APPEARANCE**

The proposed extensions are of a design and proportions that are reflective of its surroundings and compliment the host building. The design will accommodate facing brickwork and roof tiles to match the existing dwelling, which ensures that the extension will complement the existing building.

## **ACCESS**

The nature of the proposal does not alter the existing access to the site albeit alterations are proposed to the driveway within the site, a general tidy-up. This will be completed with a porous material to negate any local flooding.

## **HERITAGE STATEMENT**

### **POLICY**

Para 189 of the NPPF requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

### **CONSERVATION AREA**

Below are snippets from the Cricklade Conservation Area statement.

The Cricklade conservation area was first designated in May 1970, and with Wootton Bassett was the first designated conservation area in North Wiltshire.

The original conservation area was linear in form and concentrated around the High Street including part of Calcutt Street. The boundary was reviewed in July 1989 when the conservation area was substantially extended to include the eastern courses of the original Saxon ramparts, which are Scheduled Ancient Monuments. This encompassed Abingdon Court Farm, prior park School grounds, the River Thames crossing and meadowland, and the area known as Waylands. At the time it was not considered appropriate to extend the western side of the conservation area.

The built form of Cricklade remained largely within the confines of the original settlement boundary until the 1940's when the land to the west at Culverhay was developed for housing. More development followed in the 1960's at Pauls Croft, and subsequent to the diversion in the mid 70's the whole area around and to the south of the Bath Road was the subject of major residential development. Within the confines of the ancient settlement two of the remaining sites within the town ramparts, Waylands and North Wall were developed, in 1974 and 1989 respectively, although small sections on the line of the borough walls remain open. The areas around Abingdon Court and east of The Hatchetts remain undeveloped and outside of the settlement boundary. However, Abingdon Court is already under pressure for development. This is reflected in the approval in 1994 of planning permission for new development and conversion of Abingdon Court Farm to form a residential courtyard.

### **IMPACT OF THE PROPOSALS ON THE CONSERVATION AREA**

The proposals seek to construct a two-storey side extension with gabled projections to the front and rear, and single-storey front and rear extensions.

The proposed extension will provide a larger kitchen / dining area to the rear elevation, extending one metre past the existing conservatory; utility, Wc and cinema room to the side, with a new garage to the front adjacent to the neighbours garage.

To the first floor, with a little re-design of the existing, we now propose 4 no bedrooms and two bathrooms / shower rooms.

The extension will be built with walling and roof materials to match the existing. The proposals, scale and design are considered in keeping with the character and appearance of the Conservation Area and would maintain the character and appearance of the Conservation Area as a whole.

As such we consider that the harm that this project causes to the conservation area and heritage assets, is kept to an absolute minimum, we therefore conclude that the proposals accord with Policy EN10 and the NPPF in relation to impact on the adjacent heritage asset.

For Miss L Tompkins and Mr C Eggleton  
Neil Armstrong.