



Design & Access Statement

Holy Family Chapel, Whaddon

Prepared for Mr J Newman

August 2026

Document Ref: 2612-BiBO-FI-9075-DAS-01



Contents

	page
1 Introduction	3
2 Brief	3
3 Historic Development	4
4 Planning History	4
5 Site Photos	5
6 Local Character	6
7 Opportunities & Constraints	7
8 Design Statement	9

1.0 Introduction

In 2024, as a result of less and less people observed attending scheduled mass at the site, the Diocese closed the Holy Family chapel to the public, as it was considered no longer viable to continue its operation. In 2024, as a result of less and less people observed attending scheduled mass at the site, the Diocese closed the Holy Family chapel to the public, as it was considered no longer viable to continue its operation.

2.0 Brief

BiBO has been commissioned by the client to investigate the potential options for the future of the building. This has been predicated on looking to retain the majority of the existing building and its characterful appearance.



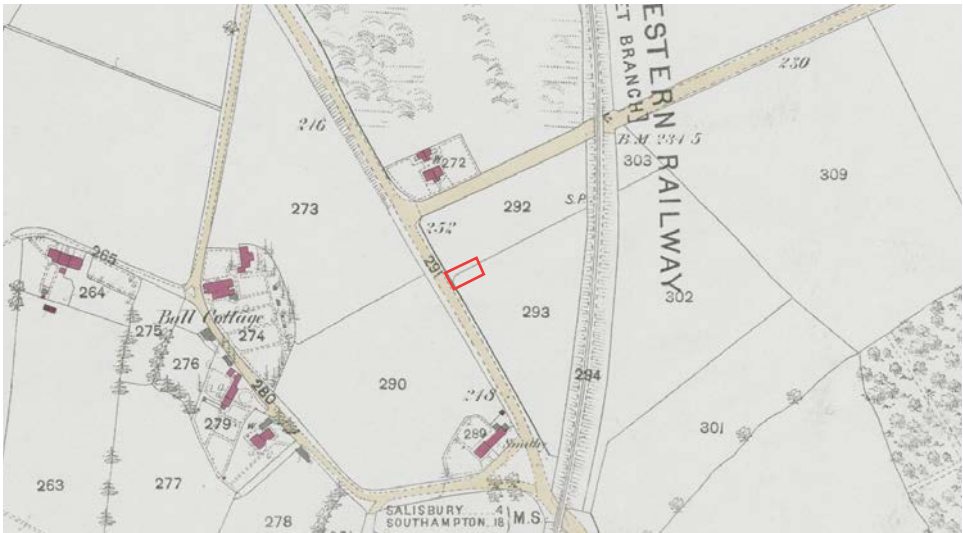
3.0 Historic Development



Historic maps show the application site as undeveloped fields until the construction of the Methodist Chapel in 1884. It appears that the chapel has always had elements of built form to the rear of the site, although it is unclear what the use of these were. The Chapel remained largely unchanged in its development until the late C20th when a single storey side extension was erected as well as the rear of the site being developed in the single dwelling, Roundways.



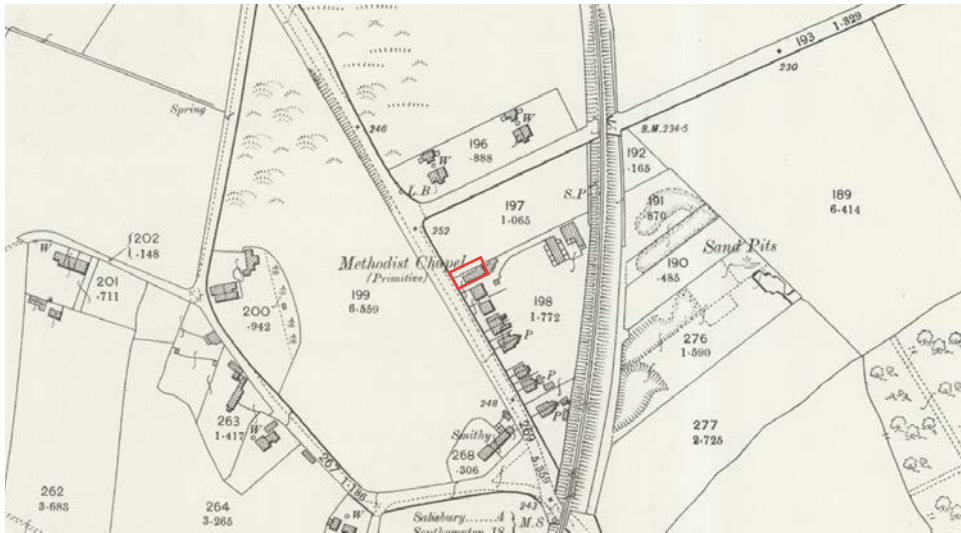
1840's Tithe Map



1844-1888 OS Map

4.0 Planning History

Records show no previous planning applications related to the Chapel site.



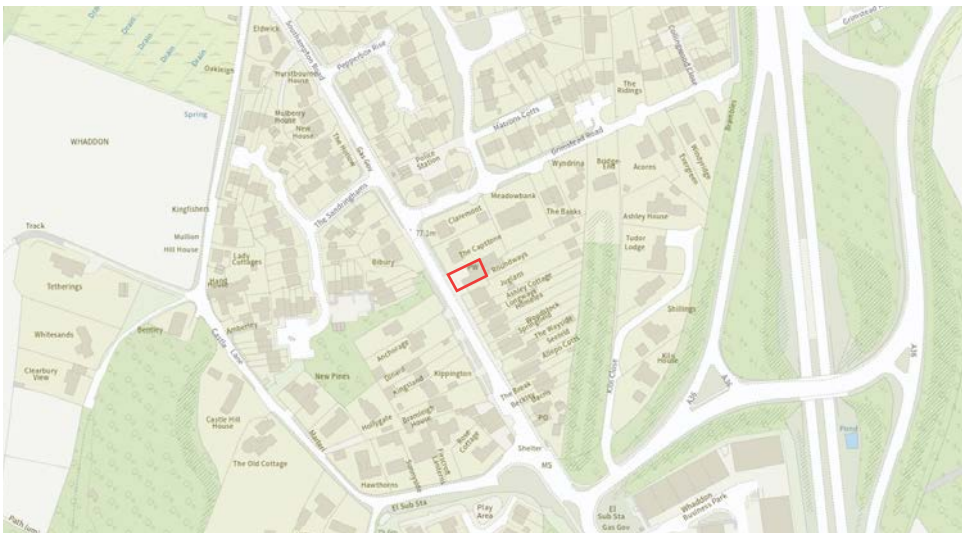
1884-1903 OS Map



1898-1939 OS Map



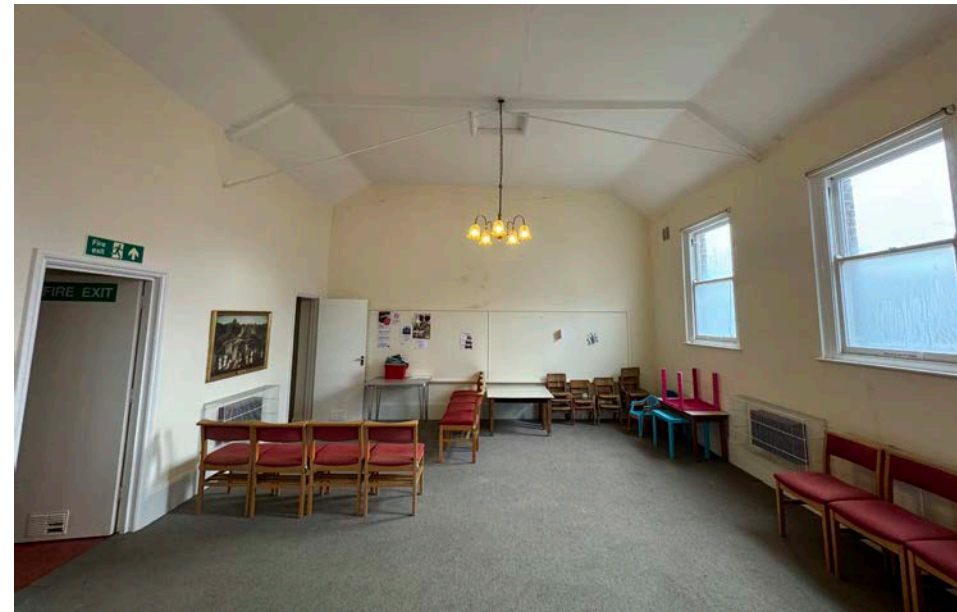
1921-1943 OS Map



2019 OS Map

Historic maps accessed from Know Your Place Feb 2024 <https://maps.bristol.gov.uk/kyp/?edition=wilts>

5.0 Site Photographs



6.0 Local Character



Symmetrical detached dwelling of red brick and slate roof. Flat brick arches over windows.



Pair of semi-detached red brick houses with slate roof and flat brick arches over windows



Pair of semi-detached houses in red brick with quions and windows expressed with painted brick detail. Detached modern red brick house with stone detail panel to right, set further back from the road, breaking from the symmetrical elevations of adjacent houses



Pair of painted render semi-detached houses with slate roof and simple windows



Larger detached home in red brick with plain tile roof. Symmetrical elevation with two bays with roofs joined to form porch entrance.



Recently completed new build dwelling with brown brick and slate roof. Follows the typology of balanced and symmetrical elevational treatment

7.0 Opportunities & Constraints



7.0 Opportunities & Constraints



8.0 Design Statement



8.1 USE

The site is currently vacant, having been most recently used in ecclesiastical use. The chapel was closed in 2024 following dwindling congregation numbers which could not justify keeping the Chapel operational. These services are able to be covered in the reasonable locality.

Alternative uses (such as commercial, community and retail) were considered, ultimately ruled out due to existing services within close proximity to the site. The villages are well provided for office/commercial space with the Whaddon Business Park just off the A36. There are also two convenience stores, one of which serves as the Post Office.

In terms of community space, the Alderbury Village Hall offers good quality space for hire which includes a bar and off street parking. With these factors in mind it suggests that the most viable use for the conversion of the Chapel is to provide a new dwelling

Therefore the proposal is to convert the existing building into a single residential dwelling. Given the immediate surrounds are residential dwellings the proposed use is appropriate and would contribute in a small but meaningful way to Wiltshire's housing land supply.

8.2 AMOUNT

The proposal would result in the provision of 1 x 4-bed family home, which is considered an appropriate use of the site.

8.3 LAYOUT

The proposals seek to make best use of the existing site by retaining off street parking to the front and providing garden amenity space in the existing courtyard. With the updated boundary fencing this will provide suitable private amenity space, well connected to the new dwelling. Internally the proposed plan retains principle access through the existing front door retaining the buildings relationship to the street. Living spaces are to the front of the existing building and will benefit from the more lofty feeling created by the higher ceilings there. The rear section of the chapel will house bedrooms and bathrooms in the more modest spaces.

8.5 SCALE

In terms of scale, the proposals have no effect on the site due the existing building being completely retained.

8.6 APPEARANCE

The proposals seek to emphasise the existing appearance of the building, retaining and making good the detailed brick work with minimal external alterations. Where alterations or additions are required they pick up the existing arched heads for windows and sympathetic rooflights.

8.7 ACCESS

Access to the site remains as existing with off street parking to the front and pedestrian access via the path and level access front and rear doors.

8.8 LANDSCAPE

The site will benefit from improved landscaping with new residential garden and hedging of native species. A new bat box and swift brick will also be provided



