

Supporting Design Statement

Bridge Cottage, Wilcot

Proposals for extension to an existing dwelling

September 2026

Reference: 2606 / 02_600

Revision: -

This statement accompanies an application for detailed planning consent and is to be read in conjunction with the following drawings;

2606/ 02_001	Location plan
02_002	Existing site and roof plan
02_003	Existing ground floor plan
02_004	Existing elevations
02_102	Proposed site and roof plan
02_103	Proposed ground floor plan
02_104	Proposed elevations



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1 Introduction

Please read in the context of previously granted planning consent 20/10995/FUL. This application lapsed 02/03/2024 and is being resubmitted. The scheme is unchanged with the exception of the removal of the roof light.

The proposals are for the demolition of two existing lean-to single-storey extensions and replacement with a new single-storey extension to create a garden/hobby room.

2 Site appraisal

- 2.1 Located in the Vale of Pewsey, approach to the village is primarily from the east and west which brings you to the village green. Alton road runs north from the village green and leads you to Wilcot bridge which crosses the Kennet and Avon Canal. The site of Bridge Cottage is located immediately north of Wilcot Bridge on the intersection between the Kennet and Avon Canal and Alton Road.
- 2.2 Wilcot bridge creates a visual stop to the historic development and beyond this lies a 20th Century housing development outside the conservation area.
- 2.3 Wilcot is typically characterised by stone and brick buildings with either thatch or tiled pitched roof forms.
- 2.4 Due to the bridge, the site is set below road level and is screened by a boundary hedgerow along the road.
- 2.5 The original 19th Century building has evolved greatly over the years. Once, two adjoining cottages (nos. 5 and 6), it was converted to a single dwelling with the addition of a flat roof extension in the 1970's to the rear and side elevations. Further extension and remodelling works were carried out in 2006 to create a new pitched roof extension to the rear (with a flat roof entrance hall), and a lean-to extension to the side.
- 2.6 The original 19th Century building has brick and stone banded walls and a thatched roof. The previous PVC windows have recently been replaced with painted metal framed windows to reflect the original architecture. The 1970's extension is constructed of red brick walls with a bituminous felt flat roof. The 2006 extensions are constructed of red brick walls with dark stained waney edge timber cladding, pitched clay tile roofs, and a flat roof to the entrance hall.
- 2.7 The existing 2006 lean-to extension to the south, currently used as a study/hobby room, is located in a lovely part of the garden. The owners would like to extend this space and create a stronger connection to the garden.

3 Policy

- 3.1 Wilcot is within the North Wessex Downs Area of Outstanding Natural Beauty, and the site lies just within the Wilcot Conservation Area.
- 3.2 The majority of the buildings in the conservation area are either listed or noted as 'significant unlisted buildings'. Bridge Cottage is listed as a 'significant unlisted building' in the Wilcot Conservation Area Statement 2004.

4 Access

- 4.1 Pedestrian and vehicular access to the property are unaltered by the proposals.

5 Affected parts

- 5.1 The parts of the building that are pertinent to the application are to the rear and side on the south east part of the house.

6 Layout

- 6.1 The proposed extension has been located to replace the two 2006 additions to the south east and consolidate the appearance of the building with a single wrap-around extension.
- 6.2 The new extension is to provide a hobby space combined with a calm space to spend quiet time and enjoy the garden.
- 6.3 The extension will also have a strong physical connection with the garden by opening up onto a new south-east facing terrace.
- 6.4 The 'link' space connects the sitting room, kitchen and new garden/hobby room improving the flow of the house whilst also creating a 'back door' to the garden.

7 Scale

- 7.1 The height of the extension has been carefully considered so that it sits comfortably below the bottom of the existing thatch, whilst also providing a generous floor to ceiling height inside.
- 7.2 The height of the extension steps down where it meets the 2006 pitched roof extension so that it fits under the eaves and creates a transitional link space internally.
- 7.3 Although overall larger in footprint and height than the existing extensions, the transparent nature of the design will enhance the character of the original house by exposing the walls and corner of the building.

8 Appearance

- 8.1 The existing extensions swamp the original building at the rear and the proposed new extension seeks to uncover the original fabric through its materiality and form.
- 8.2 The proposed extension is designed as a contemporary link between the garden and the existing house, with high quality materials and finishes throughout.



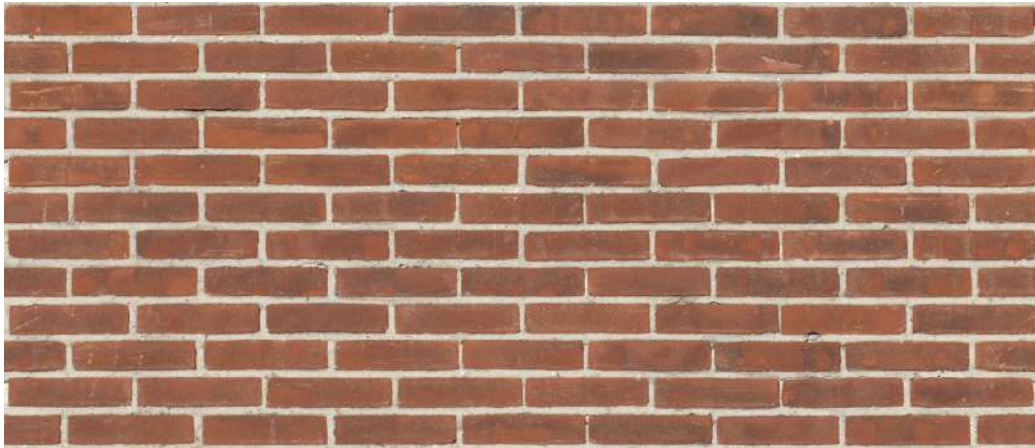
Proposed 3D view of extension from garden

- 8.3 The walls are predominantly glazed with slimline powder coated aluminium frames to create a strong visual connection with the garden from the inside, but also to create a strong visual connection with the original house from the outside by exposing the existing brick and stone walls inside.



West Yard Farm, van Ellen and Sheryn – Example of slim framed glazing allowing views through to existing historic building

- 8.4 Red brick wall elements are proposed within the glazing to complement the red brick found on the original house, and to form a large picture window with a view out to the garden.



Example of red brick (to complement existing)

- 8.5 A singly ply membrane flat roof form is proposed to maximise the exposure of the original building through the glazed extension. It is designed to appear to float above the clerestory glazing and overhang the walls and glazing below to provide important solar shading. A powder coated aluminium box gutter to the perimeter of the roof will create a clean thin edge profile to the roof, and a large rooflight against the original wall will create a sensitive connection between old and new and allow daylight to flood the beautiful brick and stonework.
- 8.6 Rain chains are proposed as a feature to bring the rainwater down off the new overhanging roof into the landscape.



Example of a rain chain

9 Appendices

9.1 Appendix A: Site photographs



View of original house from Alton Road



View of original house and 2006 extension (right) from Alton Road



View of original house and 2006 extensions from garden



View of original house and 2006 extensions from garden



View of 2006 extension (left) and 1970's extension (right) from garden