

Planning and Heritage Impact Statement

presented to

Wiltshire Council

for

**The proposed alterations and extensions to 107 Trowbridge Road,
Bradford On Avon for Accessibility Purposes**

on behalf of

Lewis and Annie Moody

Document Version

Document Issue	Date Issued	Author	Checked
Planning Issue	Sept 2026	MVFA/DH	

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Introduction

This document has been prepared in support of the Householder planning application for the extensions and alterations to 107 Trowbridge Road in order to adapt this family home to accommodate Lewis and his Motor Neurone Disease.



Figure 1 - Existing Street Scene, 107 Trowbridge road with Party wall marked in red

This statement explains the principals behind the application, the relevant planning policies and the proposed impact on the conservation area.

The proposed works will allow him and his family to live in a safe and accessible environment, providing independence and adaptability for a wide electric wheelchair, carers, and other measures later required later as his condition changes.



Figure 2 - Google Earth Extract with Application Site in Red

The Moody Family and Principle of Development

The former England Rugby Union Captain Lewis Moody was diagnosed with Motor Neurone Disease in 2025.

The Moody family have since elaborated and continued to grow the Lewis Moody Foundation (which they established in 2014) and undertake an extensive amount of fundraising alongside The Brain Tumour Charity for those suffering similar illness/disabilities. The charity and family have raised over £2million to support other families and fund research into this incurable disease.

The family have also partnered with the 'My Name's Doddie Foundation' who represent the life of Doddie Weir, a former Scottish international Rugby Player who was diagnosed with Motor Neurone Disease and tragically passed away in 2022.

Motor Neurone Disease (MND) is a progressive neurological condition that affects the nerves responsible for controlling voluntary movement. As the condition progresses, it increasingly affects mobility, muscle strength, balance, coordination and the ability to carry out everyday activities independently.

The effects of the disease vary throughout its progression and between individuals and there is currently no cure.

The conditions' progressive nature means that an individual needs and accommodations change and increase overtime. Adaptions may not be initially essential, will become necessary as mobility reduces and greater assistance is required to undergo daily necessities and activities.

The proposed alterations and extensions therefor are intended to provide a home environment that allows for these eventual changes and to better accommodate Lewis anticipated accessibility needs, enabling him to remain in his family home with greater safety, mental wellbeing, independence and dignity for as long as possible.



ENGLAND MEN

20 Jun 2026 | 6 min | 15

Lewis Moody completes MND cycle challenge raising more than £500,000

Figure 3 - Image from England Rugby Website of Lewis, his son, and former team mates on a 500 mile charity cycle

Location

The application site is located at 107 Trowbridge Road, Bradford-on-Avon, Wiltshire, BA15 1EG, on the eastern side of the town. Trowbridge Road is an established residential route extending broadly south-east from the built-up area of Bradford-on-Avon towards Trowbridge, with the surrounding area characterised predominantly by residential development.

The property forms part of the established built environment along Trowbridge Road, where development reflects a varied pattern of housing constructed during different periods. The wider street contains a mix of dwelling types and architectural styles, including older properties and later residential development. The established residential character of the area provides the principal context for the application site and the proposed development.

Bradford-on-Avon is a historic market town within Wiltshire, located approximately eight miles south-east of Bath. The town is characterised by its historic built environment and its relationship with the River Avon and the Kennet and Avon Canal. While the wider town is subject to a range of landscape, heritage and Green Belt considerations, the application site itself is located within the established urban area and forms part of an existing residential streetscape.

The site's position within an established residential area means that the character and appearance of the surrounding built environment, together with the relationship of the proposal to neighbouring properties, are key considerations. The proposed works should therefore be assessed in the context of the existing pattern of development and the prevailing scale, form and character of residential properties in the immediate vicinity.



Figure 4 - Location Plan

The Existing Property

The existing property is a three-storey, end of terrace, family home, along a heavily developed residential street.



Figure 5 - Existing Ground Floor Plan

The existing ground floor features a stone and timber framed porch and uPVC door with an existing step up from the exterior to the interior. A further step leads you into the stairway with access to the living room, office and lounge. A further three steps lead down into the utility and kitchen, with another two steps down into the conservatory which hosts the remaining kitchen space.



Figure 6 - Existing Rear Elevation

These elaborate level changes make for a dysfunctional, unsafe and inaccessible family home which does not support the current or future requirements for the disabled applicant.



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Proposed Development

The proposed works have been limited to the rear elevation wherever possible. The primary development which has been required to the building's frontage is the proposed access ramp. This will allow access for the client and his developing accessibility aids, including a wide-set electric wheelchair.

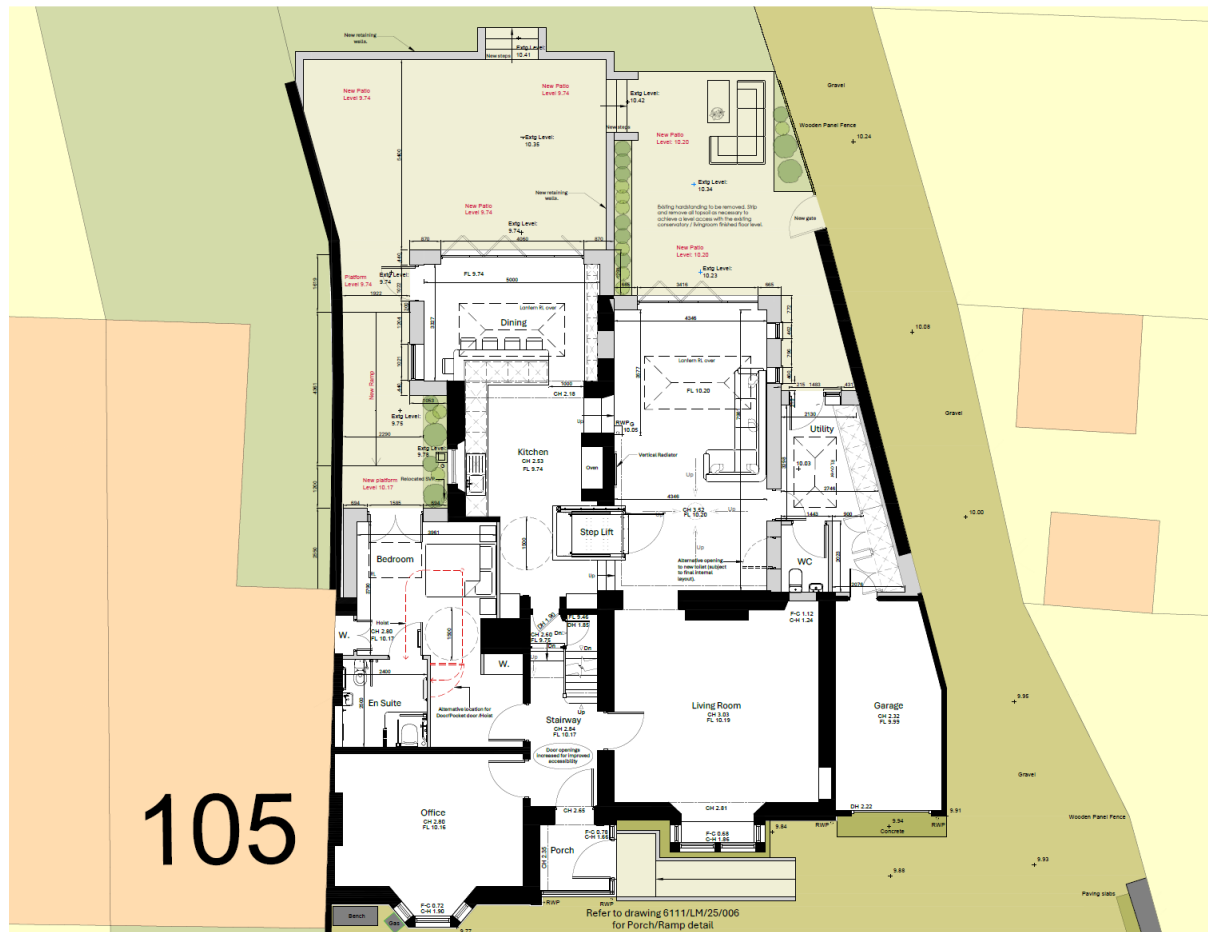


Figure 9 - Proposed Ground Floor Plan

Once access to the porch has been established, the further step up to the stairway and tight doorway must be corrected to provide level access.

The stairway leads to the converted bedroom with associated wet room. This removes the need for the client to use the upper floors and provides a level access directly outside.

The wet room establishes future positions for hoists and allows for both personal and carer led control over hygiene.

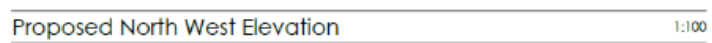
There are significant health and wellbeing advantages to people with degenerative conditions being able to access outdoor spaces.

The door opposite that of the proposed bedroom leads to the lounge and through to the lower kitchen and utility. A new step lift provides access to the main kitchen and dining areas along with the outdoor patio and grassed areas.

The proposed development has been designed with the conservation and heritage of the existing dwelling in balance with the accessibility needs of the applicant to form a well thought out scheme for this historic family home.



Figure 10 - Proposed Elevations



Heritage Impact Assessment

Significance of the Heritage Asset

The significance of the Bradford-on-Avon Conservation Area derives from the historic character of the town and the contribution made by its established buildings, streets, boundary treatments and spaces. Within the immediate area, the existing residential character of Trowbridge Road and the relationship between dwellings and their associated gardens and boundaries contribute to the overall townscape.

The application property forms part of this established residential environment. Its contribution to the Conservation Area should therefore be understood primarily in terms of its relationship with the surrounding built form and streetscape.

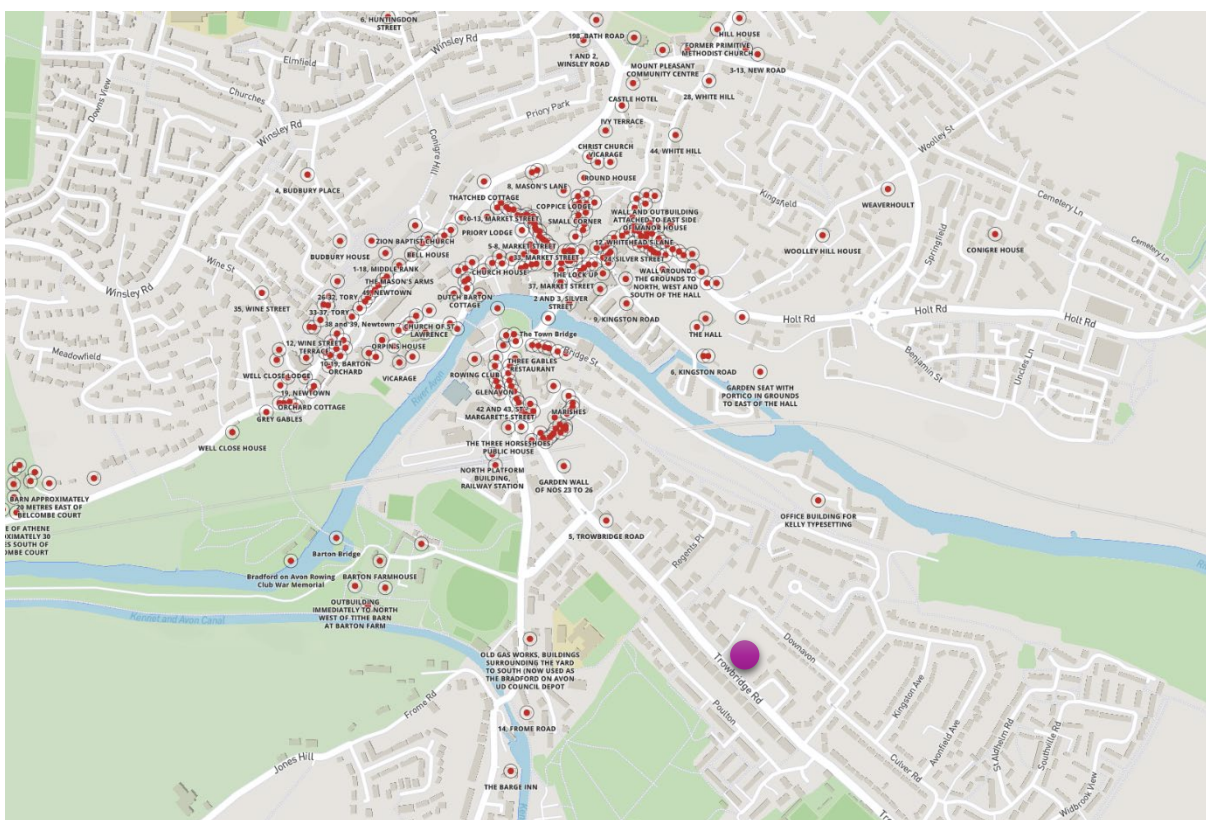


Figure 12 - Listed Building Map with Application Site in Purple

The immediate locality is characterised by a strong and coherent built form, with traditional buildings and groups of properties making an important contribution to the appearance of the street. Of particular relevance is the contribution made by the established stone boundary walls, front gardens and other landscape features, which provide a visual transition between the public highway and the buildings and form part of the established character of Trowbridge Road. The retention of these features, and the careful consideration of their relationship with any proposed development, is therefore important to preserving the character and appearance of the Conservation Area.

The property should consequently be considered not in isolation, but as part of the wider historic streetscape and townscape. Any proposed alterations should respect the established scale, proportions and character of the host building and should respond sensitively to the prevailing materials, architectural detailing and pattern of development within the surrounding area. Where

visible from public viewpoints, particular care should be taken to ensure that the proposal does not detract from the contribution made by the property and its associated boundary and garden features to the wider character and appearance of the Bradford-on-Avon Conservation Area.

Accordingly, the design approach seeks to ensure that the proposal preserves the significance of the Conservation Area and, where appropriate, provides an opportunity to enhance its character through a sympathetic response to the established built and landscape context.

Impact of the Proposed Development

The proposals retain the existing dwelling and its established residential use. They do not involve redevelopment of the site or a fundamental change to its character. The proposed extensions and alterations are instead primarily intended to adapt the existing home to meet identified accessibility requirements.

The scheme includes improved access arrangements, including a ramp and level access, together with a step lift, increased door openings and provision for specialist accessibility equipment. These measures respond directly to the physical barriers and level changes associated with the existing property and are necessary to enable the dwelling to better accommodate the needs the applicants.

The submitted proposals also include associated alterations to the external areas, including amendments to the existing patios, retaining walls, steps and changes to provide improved access between the different levels of the site. These works have a clear functional purpose and have been incorporated as part of a coordinated approach to improving the accessibility and usability of the dwelling.

Assessment of Harm

The proposed development will result in some change to the existing appearance of the property and its associated site. However, the areas altered are the late-addition flat roof rear extension and the glazed conservatory roof. As much of the existing historic core has been retained as reasonable possible, with the existing building hierarchy re-established through the proposed submissive extensions and alterations.

Any effect on the character and appearance of the Conservation Area is considered to be limited and localised. As explained, the proposals are driven by a specific functional requirement and deemed appropriate by the discussed policies and legislation. The accessibility benefits provide clear justification for the alterations, particularly where changes to levels, circulation and access are necessary to enable the disabled occupant to use the property safely and independently.

Planning Policy Statement

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) – Special Attention To Conservation Areas

Section 72(1) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area when determining proposals affecting land or buildings within that area.

The application site lies within the Bradford-on-Avon Conservation Area and the statutory duty is therefore directly relevant. The proposed development must be carefully considered to ensure that the character and appearance of the Conservation Area is preserved or enhanced. This duty does not prevent appropriate change, particularly where alterations are necessary to enable an existing building to continue to meet the needs of its occupants. In this case, the proposed alterations and extensions are principally required to provide improved access and more suitable accommodation for a disabled person.

National Planning Policy Framework

Achieving Sustainable Development

The National Planning Policy Framework promotes sustainable development through the achievement of economic, social and environmental objectives.

The proposal delivers a clear social benefit by enabling an existing dwelling to be adapted to meet the particular needs of a disabled occupant. The development seeks to allow the occupant to remain within their existing home and community while improving safety, accessibility and independence. The adaptation and continued use of an existing dwelling also represents an efficient use of the existing housing stock.

Achieving Well-Designed and Inclusive Places

The National Planning Policy Framework promotes development that is functional, visually attractive, sympathetic to local character and capable of providing a high standard of amenity for users.

The proposed scheme is directly informed by the accessibility requirements of the disabled occupant. The proposed ramp, level access arrangements, step lift, increased door widths and provision for specialist equipment are functional requirements intended to overcome physical barriers within and around the existing property. The development should therefore be assessed as a purpose-led adaptation of the dwelling rather than solely as an extension intended to provide additional discretionary floorspace.

Conserving and Enhancing the Historic Environment

National planning policy requires heritage assets to be conserved in a manner appropriate to their significance and requires the effect of development upon the significance of heritage assets to be taken into account.

The site's location within the Bradford-on-Avon Conservation Area is therefore an important consideration. The proposals seek to adapt an existing dwelling rather than introduce comprehensive redevelopment or a new use. The development has a clear functional purpose in

enabling improved accessibility and more appropriate accommodation for a disabled occupant. The planning assessment must therefore consider whether these necessary alterations can be accommodated in a manner which preserves the character and appearance of the Conservation Area.

Wiltshire Core Strategy

Core Policy 57 – Ensuring High-Quality Design and Place Shaping

Core Policy 57 seeks to ensure that development achieves a high standard of design and responds positively to local character, the existing built environment and the particular circumstances of the site.

The proposed development represents a site-specific response to both the existing dwelling and the particular needs of the occupant. The accessibility requirements necessarily influence the form and layout of the scheme, including the need for improved access, wider circulation and specialist equipment. These requirements provide a clear design justification for the proposed alterations and should be considered when assessing the scale and form of the development.

The scheme seeks to improve the functionality of the existing dwelling while retaining its established residential character and responding appropriately to its surroundings.

Core Policy 58 – Ensuring the Conservation of the Historic Environment

Core Policy 58 seeks to ensure that Wiltshire's historic environment is conserved and, where appropriate, enhanced. Development affecting heritage assets must have appropriate regard to their significance and the effect of the proposal upon their character and appearance.

The proposals have, however, been developed to address a specific and substantial accessibility need. The external and internal alterations are intended to overcome existing physical barriers and enable the property to provide suitable accommodation for a disabled person. The need for these adaptations is an important material consideration when assessing the planning balance and the proportionality of the proposed development.

Bradford-on-Avon Neighbourhood Plan

Design and Local Character

The Bradford-on-Avon Neighbourhood Plan aims to ensure that development responds positively to the distinctive character and built environment of the town.

The proposal retains the existing residential use of the property and seeks to adapt the dwelling rather than introduce an unrelated or inappropriate form of development. The design approach should therefore be considered in the context of the established character of the property and the surrounding residential environment.

The proposed accessibility measures have been developed to meet the requirements of the occupant and are an integral part of the overall scheme. The development seeks to provide these necessary adaptations while maintaining an appropriate relationship with the existing dwelling and its surroundings.

Inclusive and Sustainable Communities

The Neighbourhood Plan's broader objectives include supporting a sustainable and inclusive community and ensuring that the town remains a place in which people can live and participate in community life.

The proposed development supports these objectives by enabling a disabled occupant to remain within their existing family home. This represents a clear social benefit and supports the principle of adapting existing housing to meet changing and individual needs.

Equality Act 2010

Disability and the Avoidance of Disadvantage

The Equality Act 2010 provides an important wider legislative context in relation to disability and the need to avoid disadvantage arising from physical barriers and inaccessible environments.

Although the detailed statutory duties under the Act do not directly replace the planning assessment of a householder application, the needs of disabled people and the importance of inclusive environments are material considerations. The proposed development directly addresses barriers associated with the existing levels and layout of the dwelling.

The proposals include measures intended to improve access to and movement within the property, including ramped and level access arrangements, a step lift, increased door widths and provision for specialist equipment. These measures are necessary to improve the occupant's ability to safely and independently use their home and should be afforded substantial weight in the assessment of the application.

Flood Risk Assessment

The application site is located within Flood Zone 1, which is defined as land having a low probability of flooding from rivers and the sea. National planning policy directs development towards areas at the lowest risk of flooding, and Flood Zone 1 is generally considered appropriate for all forms of development, subject to consideration of other relevant sources of flood risk.

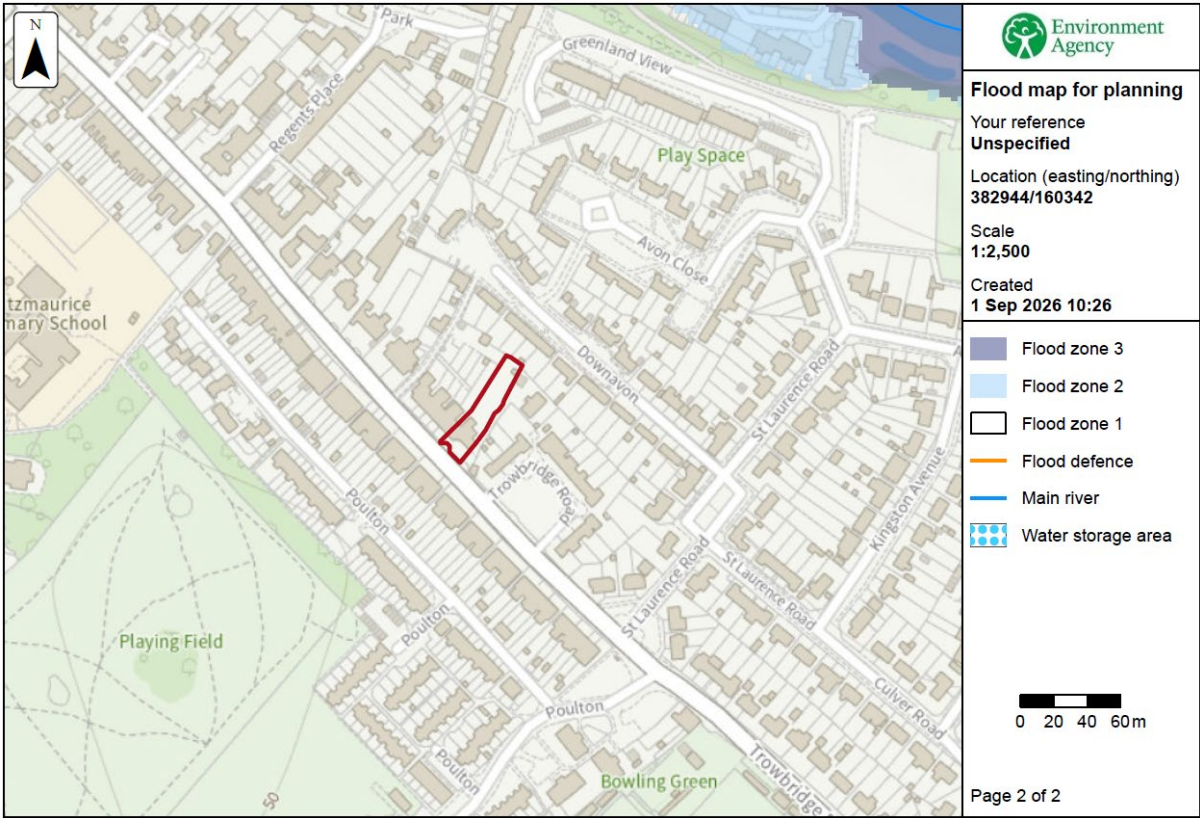


Figure 13 - Flood Risk Assessment

Conclusion

The proposed development represents a necessary and carefully considered adaptation of an existing family home to meet the current and anticipated accessibility requirements of a disabled occupant.

If deemed necessary, evidence of need as well as Lewis's diagnosis can be provided through relevant confidential processes.

The existing arrangement of the property contains numerous changes in level and physical barriers which make independent and safe access increasingly difficult. The proposed alterations will provide improved accessibility, circulation and accommodation, enabling the occupant to remain within their family home with greater safety, independence and dignity.

Access to the rear of the property is via the shared drive with the utility and wc relocated, allowing the kitchen to be enlarged and establish a more suitable flow and layout for wheelchair users.

The scheme has been developed to retain the existing dwelling and its established heritage and character, with alterations focused primarily on improving accessibility and functionality.

Particular consideration has been given to the property's location within the Bradford-on-Avon Conservation Area, and the proposals seek to minimise any effect on the historic character and appearance of the area through the retention of the existing historic core and the use of sympathetic and subordinate additions.

Another primary consideration during the design process has been to minimise the impact of the proposal on the neighbouring property. The proposed bedroom extension has therefore been set back from the wider ground floor footprint to provide the necessary living space for the client whilst maintaining the visual amenity of the attached property.

The proposal represents a balanced scheme which appropriately answers heritage and accessibility, maximising inclusion by improving mobility routes and the adaptability of this well-established family home.

Overall, the proposed development provides clear and substantial social and accessibility benefits while resulting in limited and localised change to the character of the property and surrounding Conservation Area. The proposals are considered to represent an appropriate balance between the conservation of the historic environment and the need to provide suitable, safe and accessible accommodation. The development is therefore considered to accord with the relevant planning policies and legislation, and planning permission is respectfully sought.

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On behalf of Mr and Mrs Moody



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