

Design and Access Statement

Willows. Brookend, Luckington. SN14 6PJ

Proposed replacement single storey rear extension

1 Site and Setting

Willows is a two-storey Cotswold-stone dwelling. The plot has its principal road frontage to the west and a watercourse forms the eastern edge of the curtilage. The application area is to the rear of the dwelling, where the building already has an attached conservatory and a series of additions. The proposal is therefore experienced principally from within the private rear garden and from close-range views rather than from the wider street scene.

The submitted photographs identify a palette of Cotswold stone walls, double Roman roof tiles and painted timber windows and doors. These materials, together with the simple gabled main form and the irregular evolution of the rear elevation, provide the relevant local context for the design. The house is not listed; nevertheless, its location within a Conservation Area means that the proposal must preserve or enhance the area's character or appearance.

2 Existing development

The existing rear conservatory has a low, lightweight form with plastic-sheet roofing. It adjoins the rear elevation and accommodates circulation into the kitchen, sitting room and piano room areas. The arrangement is thermally inefficient when compared with a permanent insulated extension and does not provide a level internal route through this part of the house. The drawing set records the existing conservatory as an addition distinct from the stone-built main dwelling.

3 Proposed Works

The proposal removes the existing conservatory and replaces it with a modest single-storey rear extension. It provides a garden room, hall, shower room and WC, improving the practical relationship between the existing kitchen, living accommodation and garden. The building remains clearly subordinate to the two-storey stone dwelling and retains the established rearward location of the existing addition.

The new internal floor is raised to align with the kitchen floor, removing the level change in this part of the house and reducing flood risk relative to the existing conservatory.

External walls are Cotswold stone to match the existing dwelling, finished with stone copings.

The extension has a grey GRP flat roof, deliberately set low beneath the adjoining eaves, with two roof lanterns of 1100 x 1100 mm and 1300 x 2300mm.

New windows and doors are painted timber, matching the established window and door treatment of the house

The submitted plans show a compact footprint with the proposal visually screened by the retained two-storey building when seen from many wider public viewpoints. The west elevation is unaffected.

4 Design rationale

Use and amount

The proposal supports continued family use of the dwelling through a flexible garden room, a more useful entrance and circulation space, and accessible ground-floor sanitary accommodation. It is a replacement and rationalisation of a pre-existing rear addition rather than a significant increase in the built spread of the property.

Layout and scale

The extension follows the established rear building line and is arranged as a shallow, single-storey volume. Its low roofline maintains the visual dominance of the existing two-storey house. The form avoids competing gables or a conspicuous increase in height and is proportionate to the host dwelling and its rear garden.

Appearance and materials

A deliberately simple contemporary form is used: stone walls give the addition solidity and a close material relationship with the house, while the recessed low flat roof keeps the new work visually quiet. The roof lanterns bring daylight into the internal spaces without introducing large new vertical openings. Painted timber joinery continues the established material language and avoids a visually discordant plastic finish.

Heritage and Conservation Area effect

The proposal replaces an incongruous lightweight conservatory with a more coherent and durable rear addition. Its limited scale, rearward siting, low height and locally responsive stone-and-timber palette mean that the principal character of the building and the wider Conservation Area is retained. The new work remains legible as a later addition without imitating historic fabric. Overall, the proposal is considered to preserve the character and appearance of the Conservation Area and to deliver a modest enhancement through the replacement of the existing conservatory.

5 Access

Access to the property is unchanged. No changes are proposed to the road frontage, parking arrangement or vehicular access. Pedestrian entry will continue from the existing approach to the dwelling.

Within the house, the raised extension floor is designed to be flush with the kitchen floor. This removes the existing internal step at the conservatory threshold and provides a more convenient, safer route between the kitchen, garden room and new hall. The proposed ground-floor shower room and WC improve day-to-day convenience and provide facilities that can be used without reliance on the upper floor.

6 Sustainability and construction

The replacement extension will improve on the existing conservatory through insulated external walls and roof built to current thermal standards. The more stable internal environment will reduce heat loss and improve comfort. Daylight is introduced by the roof lanterns, limiting reliance on artificial lighting in the garden room and hall.

Construction should protect the retained stonework and avoid unnecessary disturbance to the watercourse-side boundary. Materials should be matched in colour, texture and coursing to the existing stonework, with timber joinery painted to complement the house. Any detailed drainage, structural and flood-resilience measures will be resolved through the Building Regulations and site-construction process.

7 Conclusion

The proposed replacement rear extension is a proportionate, carefully sited improvement to an unlisted dwelling within the Conservation Area. It replaces an existing lightweight conservatory with a lower-impact, better insulated and more

coherent stone-and-timber addition. The scheme improves internal access and ground-floor facilities while retaining the scale, material character and visual hierarchy of the host dwelling. It is therefore considered to preserve the character and appearance of the Conservation Area.

Submitted drawing reference

This statement has been prepared from the following drawings by SE Architecture, dated September 2026:

Drawing 1 Location and Site Plans Scale 1:500 and 1:1250 at A2

Drawing 2 Existing Plans and Elevations Scale 1:100 at A2

Drawing 3 Proposed Plans and Elevations Scale 1:100 at A2