DESIGN AND ACCESS STATEMENT FOR HIGHLANDS, LABROOK LANE, CORSHAM















1. Introduction & Overview

This Design and Access Statement has been prepared to support a planning application for the comprehensive refurbishment, remodelling, and extension of the existing detached bungalow, alongside the erection of a new detached triple garage at Highlands, Ladbrook Lane, Cosham.
The proposal seeks to replace previous, poor-quality ad-hoc extensions with a cohesive, well-proportioned single-storey extensions providing approximately 75 m² of modern living accommodation. In addition, the project includes a holistic internal and external remodel of the original bungalow and the construction of a 65 m² detached triple garage within the residential curtilage.

2. Site Assessment & Context

- **Site Description:** The application site comprises a detached single-storey bungalow set within a generous plot measuring approximately 2960m². With the owner also owning land surrrounding the plot. The plot is bounded by mature trees, and can be accessed via two existing vehicular driveways.

- **Existing Building:** The existing property is a 1970's single-storey bungalow constructed of a cast stone block under a low pitched tiled roof. Over time, the dwelling has been altered through piecemeal additions that detract from its architectural coherence and offer poor thermal performance.

- **Surrounding Context:** The surrounding area is characterised by a rural edge settlement setting, with large grounds around the bungalow, and adjoining the railway line. Neighbouring properties are well separated from the application site.

- **Planning Constraints:** The site lies outside of the settlement boundary, but has previously acheived planning permision for housing and extensions which have never been implemented.

3. Design Evolution & Concept

The primary design objective is to rationalise the footprint and appearance of the dwelling by removing the unsympathetic extensions and replacing them with a single, architecturally unified addition.
By stripping back the previous additions, the proposal eliminates the poor quality conservatory style extensions and remodels the bungalows external appeaance to create a contemporary, energy-efficient family home.

4. Amount & Scale

- **Removal of Previous Additions:** Existing sub-standard extensions totalling approximately 42m² will be demolished prior to construction.

- **Proposed Dwelling Extension:** The new extensions add approximately 75 m² of gross floor area, creating open-plan kitchen, dining, and living

accommodation with improved visual and physical connections to the surrouding garden.

- **Proposed Triple Garage:** A detached, single-storey triple garage measuring approximately 65 m² , 10 m x 6.5 m is proposed to provide secure covered parking for three vehicles alongside domestic garden storage.

- **Scale & Massing:** Both the extended bungalow and the detached triple garage remain strictly single-storey. The ridge height of the extensions are kept subordinate to the main roof plane of the original bungalow where possible, there is a small change of topography accross the site necessitating the ridge height to be about the original bungalow. The eaves and ridge remain the same distance above ground level as the original bungalow, ensuring the extensions sit comfortably within the plot without appearing overbearing.

5. Layout & Landscaping

- **Dwelling Layout:** The internal layout has been completely reconfigured to separate quiet sleeping quarters within the remodelled original footprint from bright, open-plan living spaces within the new 75 m² extension. Large glazed openings are orientated toward the private garden to maximise natural daylight and passive solar gain while avoiding overlooking of neighbouring properties.

- **Garage Siting:** The 65 m² triple garage is positioned to the front and side of the dwelling, adjacent to the existing driveway turning area. Its siting provides a natural visual buffer and frames the arrival courtyard without obstructing views of the principal elevation of the bungalow.

- **Landscaping & Boundary Treatment:** Existing mature trees and boundary hedgerows will be retained and protected during construction. Hardstanding will be finished in permeable materials to manage surface water runoff sustainably.

6. Appearance & Materials

A restrained, contemporary palette of crisp, muted materials has been selected to blend naturally with the surrounding greenery and rural edge-of-town setting in accordance with **Wiltshire Core Policy 57**:

- **External Walls:** timber weatherboard cladding, laid vertically and allowed to weather to a silver colour. Vertical boarding introduces clean architectural rhythm, subtly elongates the low single-storey elevations, and provides exceptional durability and fire resistance. The standing steam roof covering will also be used on the external walls in a dark finish.

- **Roofing:** Standing seam metal roof (in a complementary dark grey finish). The crisp linear profile of standing seam metal allows for a clean, modern roof form with minimal visual bulk and long-term weatherproofing.

- **Windows & Doors:** Dark grey uPVC or aluminium-clad composite frames with high-performance double glazing, matched to the tone of the standing seam roof to create a cohesive, sharp architectural finish.

- **Triple Garage:** Constructed using matching vertically laid grey timber cladding, standing seam metal roofing, and dark grey joinery/garage doors so the outbuilding reads as an intentional architectural companion to the main dwelling.

7. Neighbouring Amenity

There are no issues regarding protecting the residential amenity of adjacent occupiers

8. Sustainability & Energy Efficiency

The removal of poorly insulated historical extensions and the comprehensive external remodelling provide a major opportunity to upgrade the thermal performance of the entire building fabric:

- **Building Fabric:** High levels of insulation will be installed within the walls, and roof to meet or exceed current Building Regulations (Approved Document L).

- **Low-Carbon Heating & Renewables:** The remodelled dwelling will incorporate an Air Source Heat Pump (ASHP), and provision for roof-mounted solar PV panels and an EV charging point within the new garage.

9. Access & Transport

- **Vehicular Access & Parking:** Access to the site will continue to utilise the existing vehicular access. The new 65 m² triple garage provides three dedicated covered parking spaces in addition to the driveway parking.

- **Inclusive Access:** As a single-storey dwelling, the layout inherently supports long-term accessibility. Level thresholds will be provided at the principal entrance and garden patio doors, with wide internal doorways (minimum 850 mm clear opening) and accessible circulation routes throughout in accordance with Approved Document M.

10. Conclusion

The proposed removal of dated additions, the 75 m² single-storey extensions, the full external and internal remodel, and the 65 m² detached triple garage represent a high-quality, well-proportioned enhancement to the property. The design respects the single-storey character of the site, preserves neighbouring amenity, improves energy efficiency, and provides practical parking and living accommodation. We respectfully request that the Local Planning Authority grant planning permission.