

Design and Access Statement

Name and address of proposed development site –

6 Conigre Close, Wichelstowe, Swindon SN1 7FQ.

Proposed Development –

Change of Use from C3(a) Dwellinghouses for single household/family to C2 Residential Institutions, specifically for use as a Children's Home.

Assessment of the surroundings of the proposed development –

The property subject to this Change of Use application is situated in a modern housing development within Middle Wichel, Wichelstowe.

Consultation -

Wroughton & Wichelstowe Parish Council have been engaged, and an update was last provided on 8th July 2026 through a dedicated agenda item during the Community Assets & Open Spaces Committee, this was attended by Swindon Borough Council Commissioners and Councillor Kate Tomlinson. 4 members of the public also attended for this agenda item.

All queries were resolved to the parish council's satisfaction including the context around the proposed running of the home that were provided in mitigation and were received positively.

Design Components

Proposed Use(s) -

The proposed use as a Children's Home fits in with the wider residential development, with the detached property situated at the end of Conigre Close. The property has 3 parking spaces available with 6 visitor parking spaces available within 100m walking route. A large car park serving the District Centre is within 200m walking route of the property in the event that no visitor parking is available within Conigre Close or Templers Street.

The property's dedicated parking provision is sufficient for staff parking requirements during all shifts with a maximum of 3 members of staff on site at any one time.

In the event of 3 members of staff on a shift, there may be a short period twice daily where a 4th staff member is present to supervise handovers, during this limited time the visitor space immediately adjacent to the property would be utilised if available, or alternatively the nearest available visitor parking.

Individual Health and Social Care professionals will visit the property periodically, with visits generally 6-weekly. If no parking is available within the property, the visitor space immediately adjacent to the property would be utilised if available, or alternatively the nearest available visitor parking.

Amount and density of development –

The property is a 4-bedroom residential property, this change of use application does not propose for any layout changes. It is proposed to enable 3 children to be placed in the property, with 1 bedroom retained for staff use. Staff will work on a 12 hour shift pattern with the maximum number of staff on shift at any time being 3, with the potential for a 4th staff member for a short period of time during the twice daily shift change handover periods.

Layout -

There will be no change to floorplans or external layout, please refer to Appendix A.

Scale –

There will be no changes to the existing property elevations, please refer to Appendix A.

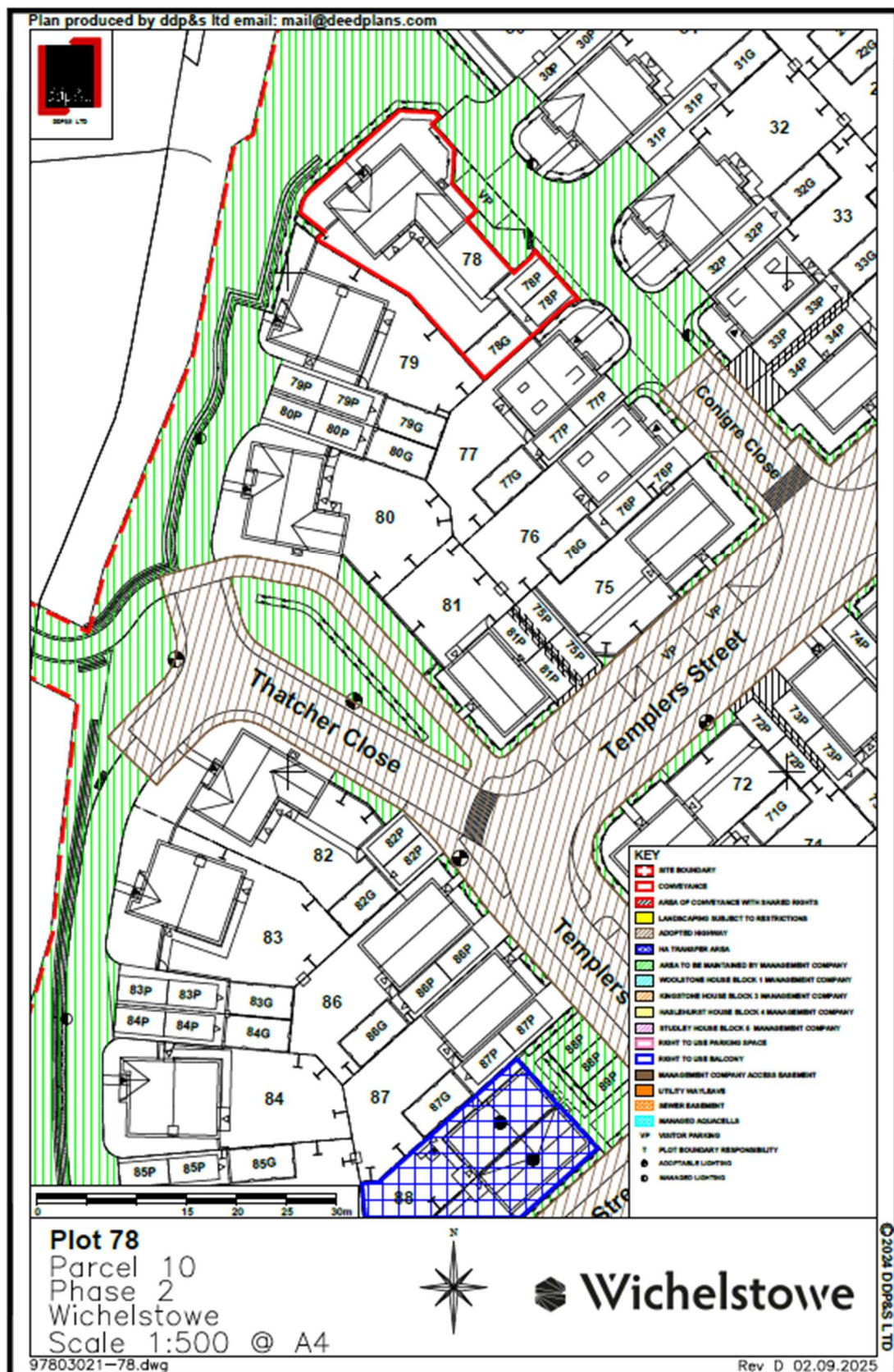
Landscaping –

There will be no change to external layout or landscaping, please refer to Appendix A.

Appearance –

There will be no change to elevations or landscaping, please refer to Appendix A.

Appendix A – Floorplans, Elevations and Layout Plans



The scaling of this drawing cannot be assured

Revision	Date	Drm	Ckd
A Plot Numbering Amended	05/10/22	CB	KR
B Drawing Amended	16/11/22	CAP	CP

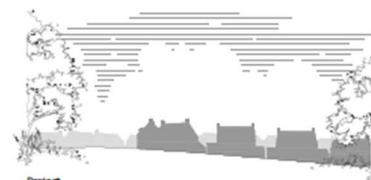


GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOTS - 78



Project
Wichelstowe
Parcel 10

Drawing Title
Housetype Planning Drawing
Type-B - Green Edge

Date	Scale	Drawn by	Check by
16.05.22	1:100@A3	CAP	-
Project No	Drawing No	Revision	
31476	HT-TYPE-B-03.1	B	



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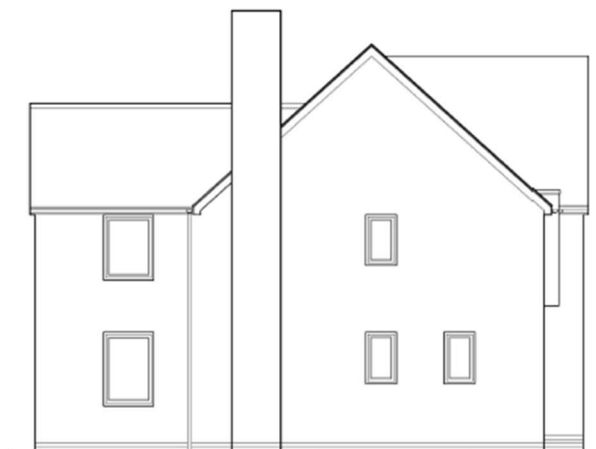


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Revision		Date	Dwn	Ckd
A	Plot Numbering Amended	05/10/22	CB	KR
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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PLOTS - 78



Project
Wichelstowe
Parcel 10
 Drawing Title
Housetype Planning Drawing
Type-B - Green Edge
 Date 16.05.22 Scale 1:100@A3 Drawn by CAP Check by -
 Project No 31476 Drawing No HT-TYPE-B-03.2 Revision B



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Parcel 10, Wichelstowe						Revision 1	
Overview: PU (H) AC-CO Schedule of Accommodation:							
Class	Sq. Ft.	Sq. M.	Score(s)	Bedrooms	Total Sq. Ft.	Total Sq. M.	
Owner Market							
Apartments B	6	788	79	1	2	4,551	421
Apartments C	3	786	79	1	2	2,558	219
Houses D	12	131	79	1	2	9,038	846
Apartments E (Cracked)	3	753	79	1	2	2,258	210
Apartments F	4	539	58	1	1	1,156	200
Houses G	4	753	79	1	2	3,013	281
Apartments H	8	753	79	1	2	6,026	560
Apartments I	4	753	79	1	2	3,013	280
Houses J	6	788	79	1	2	4,551	421
Gardening	6	1001	93	2	3	6,004	558
Care	10	1197	111	3	3	11,970	1,113
Houses L Type X	12	1197	111	3	3	14,436	1,369
Ingleby	5	1141	106	2	4	5,703	530
Parkin	6	1227	115	3	4	7,424	690
Bowmaster	12	1227	115	3	4	14,848	1,380
Type A	2	1517	141	3	3	3,034	282
Holders	3	1430	132	2	4	4,261	396
Plant	4	1338	142	2	4	4,112	386
Owner sub-total	101					99,806	9,277
Total coverings						113	
						Total sq. ft.	110,361
							10,258
Grass Side Area						6.00 acres	3.49 ha
Net Site Area						6.00 acres	3.49 ha
Grass Side Area (Not Net Area)						0.20 acres	0.13 ha
Available							
Apartments A (WC)	2	758	79	1	2	1,517	141
Apartments D	4	758	79	1	2	3,034	282
SI/S2	6	1001	93	2	3	6,004	558
Available sub-total	12	11%				10,555	981

Revision	Date	Chg	Comments
A	10.08.22	CP	Spilled junction markings updated to respond to LPA comments
B	20.09.22	AC	Updated footprints and landscaping to respond to LPA comments
C	23.09.22	AC	Updated footprints and landscaping to respond to LPA comments
D	21.09.22	AC	Updated footprints and landscaping to respond to LPA comments
E	03.10.22	AC	Updated footprints and landscaping to respond to LPA comments
F	03.10.22	AC	Updated footprints and landscaping to respond to LPA comments
G	17.10.22	AC	Updated footprints and landscaping to respond to LPA comments
H	17.10.22	AC	Updated footprints and landscaping to respond to LPA comments
I	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
J	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
K	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
L	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
M	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
N	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
O	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
P	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
Q	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
R	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
S	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
T	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
U	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
V	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
W	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
X	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
Y	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments
Z	21.10.22	AC	Updated footprints and landscaping to respond to LPA comments

