STUDIO FOUR ARCHITECTS

Site at 17 Highfield, Bromham, SN15 2HN

DESIGN, PLANNING AND ACCESS STATEMENT

Erection of new 3-bedroom detached dwelling

Job no 42048 Site at Highfield, Bromham July 2023 written by: MB

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1.0 Introduction and Summary

1.1 The following Design Planning and Access Statement examines the context, constraints, and design proposals for a new 3-bedroom dwelling on a vacant site to the rear of No.17, Highfield, Bromham, Chippenham SN15 2HN.

1.2 The following sections of the Statement are set out as follows:

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5.0 Proposed Design
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Proposed Design

6.0 Conclusion

1.3 The conclusion is that the development of a 3-bedroom two-storey dwelling on the site is in keeping with the West Wiltshire District Plan 2004, the Wiltshire Core Strategy 2015 and National Planning Policy.

1.4 The proposed dwelling will have 3 bedrooms and the scale is suited to the size of the site, providing suitable garden space and off-street parking.

1.5 The development is in a sustainable brownfield location.

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2.0 Site Assessment

2.1 Site Appraisal

2.1.1 The site is on a plot located off Highfield in Bromham. It is located within the settlement boundary of Bromham, as shown in Figure 1 below.

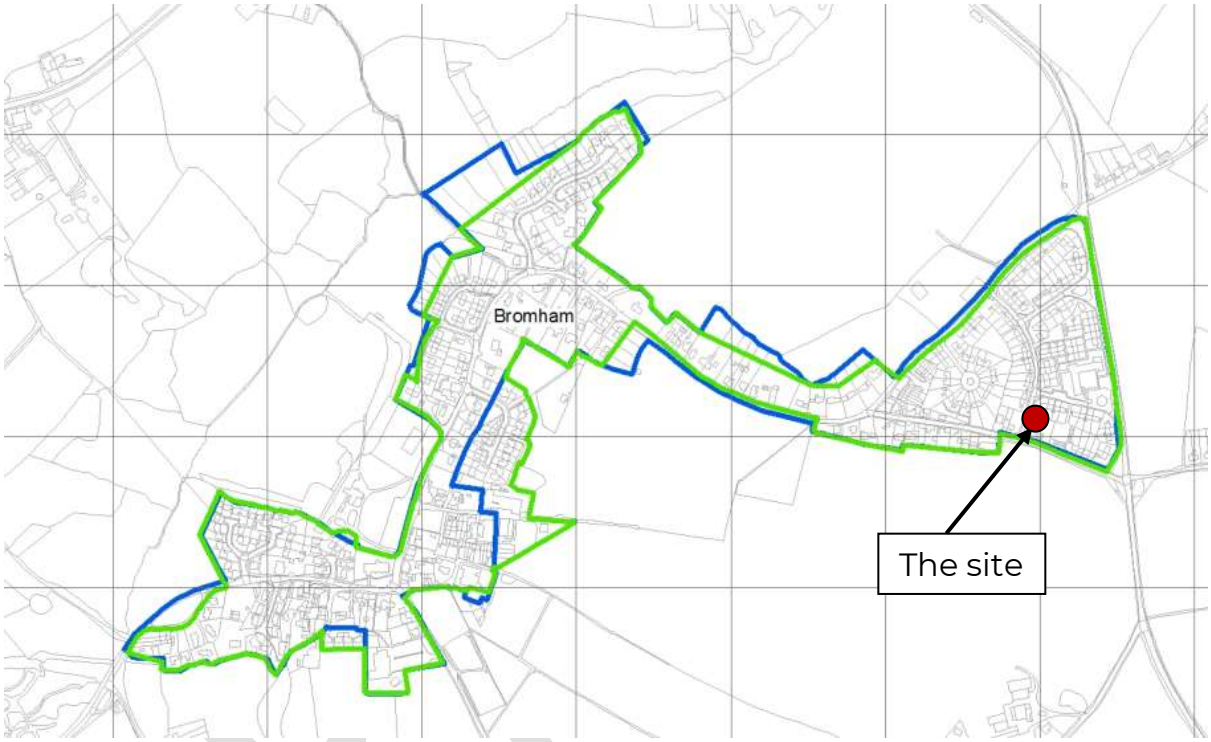

Figure 1 Bromham latest draft Settlement Boundary Map by Wiltshire Council

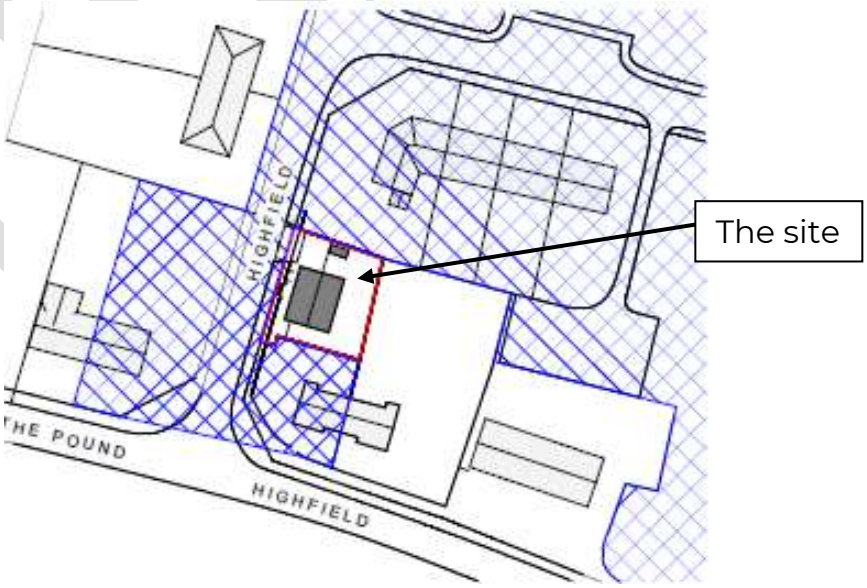

Figure 2 Site Location Plan (Not to scale) OS licence 10013248

2.1.2 The site is a plot of land located to the north of No.17 Highfield, as shown in Figure 2 above. It consists of an open area of grass, rectangular in shape. The site is bounded to the south and east by 1.8m close boarded fencing, to the north by evergreen hedging, and to the west by a 1m close boarded fence to the highway, with an access opening off Highfield in the northwest corner. The total site area is approximately 241m^2 (0.024 ha). The plots hatched and bounded in blue in Fig 2 are also owned by the applicant.

2.1.3 The existing total area of permeable ground is approx. 241m^2 as the whole site is grass. The site is reasonably level, being virtually at the same level as Highfield at its northern end. The site remains level, while Highfield slopes down to the south. Any new vehicular access should therefore ideally be at the northern end of the site. The site frontage to Highfield measures approximately 18m.

2.1.4 The site is not locally or nationally designated for any particular of special landscape or visual quality or character, nor is it designated for any particular or specific historic /heritage asset or ecological reason. There are no listed buildings or scheduled monuments near to the site.



Figure 3 View of site from Highfield



Figure 4 View of site from Highfield



Figure 5 View from within the site towards Highfield

2.2 Site Context

2.2.1 The site is located in a residential area. Highfield consists of mainly semi-detached two-storey dwellings and single storey bungalows.

2.2.2 In terms of architectural context, the surrounding housing tend to be of traditional form. The majority of two-storey dwellings, including No.17, are of red brickwork finish, while the bungalows to the northeast are a mixture of render or yellow stock brick finish. There is a mixture of hipped and gabled roofs on the two-storey dwellings. and the bungalows all have gabled ends. Roofs are generally Roman profile cement tiles.

2.2.3 The majority of the dwellings are set back from the road, with off-street parking in between pairs of two-storey dwellings. The bungalows have no dedicated parking.

2.2.4 The site is within approximately 15 minutes safe walking distance, via tarmacked footpath, of the centre of Bromham, with convenience store, pub, butcher, post office and social centre. The nearest bus stop is less than 100m away to the west on The Pound, and there is also a bus stop on the A342 Devizes Road 160m to the east. The closest train station to the site is Melksham approximately 6 miles away, with regular train services to Westbury and Swindon.

2.2.5 The site is not within a Conservation Area.

2.3 Trees and Hedges

2.3.1 There are no trees on or overhanging the site. A tree survey is therefore not required. The boundary hedge to the north is formed by conifers, most of which are cut low to approximately 1.8m high. The scheme will retain this hedge. A new low hedge is proposed at the back of the verge to Highfield, to be kept max. 900mm high for highway visibility.

2.4 Ecology

2.4.1 The site currently consists of an area of maintained grass. The site is bounded to the north by an evergreen non-indigenous hedge. There are no ponds on the site. Surrounding properties are domestic residential gardens. Therefore, an ecological survey is unlikely to be required.

2.4.2 No on-site or off-site infrastructure is proposed which could have an adverse impact on the countryside, local character, or resident's amenity.

2.5 Site Archaeology and Heritage Assets

2.5.1 There is no known archaeological history on the proposed site and no heritage assets will be impacted by the proposal, so an archaeological survey and heritage assessment is not considered to be required.

2.6 Utilities

- A Utilities report has been undertaken for the site:

2.6.1 Drainage:

A 150mm dia public sewer crosses the site at its southern edge. This will be retained in any development and the dwelling can be connected to existing manholes just to the east of the site,

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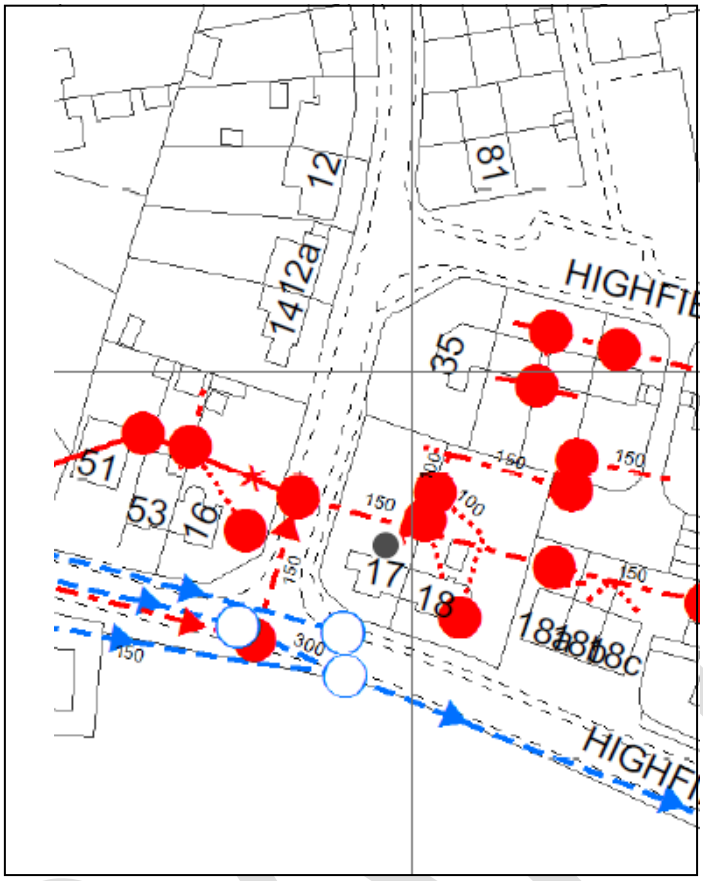

Figure 6 Existing sewer records

2.6.2 Water & Gas:

There are no water or gas mains within the boundary of the site. A water mains is located in Highfield. There are nearby gas mains in Highfield, but not directly in front of the site.

2.6.3 Overhead Cables:

One overhead BT cable crosses the site from the pole located just to the northwest, which will require re-routing.

2.6.4 Electricity:

Low voltage overhead supplies are available from poles surrounding the site.

2.6.4 Solar Panels:

The proposals include integrated solar panels on the west (street-facing) elevation.

2.7 Flood Risk Assessment

2.7.1 The extract from the Gov.UK Flood Risk map, Fig.7, shows the site is within Flood Zone 1, therefore it has a low risk of flooding and very low risk of surface water flooding.



Figure 7 Flood Risk Map by Gov.UK

3.0 Design Principles and Planning Policy

3.1 Reason for development

3.1.1 There is a requirement for new dwellings in Wiltshire, in accordance with Government and Local policies. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.

3.1.2 The Wiltshire Core Strategy of 2015 states the following:

'The Spatial Strategy makes provision for the growth of around 27,500 jobs and at least 42,000 new homes from 2006 to 2026...'

'The reuse of Wiltshire's limited amount of previously developed land should be maximised...'

'At Large Villages settlement boundaries are retained and development will predominantly take the form of small housing and employment sites within the settlement boundaries.' Bromham is classified as a "Large Village".

3.1.3 The site is unused and under-utilised. Section 11 of the NPPF supports the development of underutilised land and buildings.

3.2 Design Brief

3.2.1 The applicant's design brief is for a new 3-bedroom dwelling that will be in keeping with the character of the area and available for family housing.

3.3 Layout

3.3.1 The new dwelling should respect the amenities of the neighbouring properties.

3.3.2 The proposed scheme will provide a garden which will receive adequate daylight and sunlight, and will not reduce the levels of daylight and sunlight reaching any neighbouring properties below acceptable standards.

3.4 Scale and Massing

3.4.1 The new dwelling should reflect the general surroundings of a predominance of 2-storey dwellings. The scale, height, massing, and appearance of the proposed scheme should not detract from any important views, buildings, or landmarks. The ridge height of the roof will be in keeping with the adjacent semi-detached houses, with a gabled roof to match No. 17.

3.5 Settlement Character

3.5.1 The proposed dwelling will be two-storey and use forms and materials that are found elsewhere in the area. The elevations will match the vernacular of the area by using red brickwork as found in other dwellings surrounding the proposed site. This will respond positively to the character and appearance of the edge of the rural settlement. Many of the properties are stepped back with off-road parking to the front, the positioning of the new dwelling will reflect this.

3.6 Impact on Neighbours

3.6.1 The development on the site will respect the privacy and amenity of the adjacent dwellings. The new dwelling will, therefore, be located so that a minimum 'window to window' distance of 21m is achieved between habitable rooms and 12m distance between habitable windows and blank walls.

3.7 Landscaping

3.7.1 The proposed scheme represents infill between existing dwellings and will be of a scale, massing, and siting similar to the surrounding built form. The scheme can therefore be accommodated without detriment to the surrounding landscape and will be in keeping with the local character. The proposed garden space will help maximise the permeability of the site.

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3.7.2 Existing 1.8m close board fencing to the south and east boundaries will be retained and existing hedging will be retained along the north boundary. New low-level hedging will be planted along the west boundary to soften the visual impact of the development, restricted to 900mmm high to allow visibility for the new vehicular access.

3.7.3 New planting on the site will include new trees and hedging this will improve biodiversity as well as maintaining the character of the area. A small area will be set aside for wildflowers and a log pile.

3.7.5 A secure bin store will be provided for the dwelling (assumed two wheelie bins), with provision for parking of the bins on collection days in close proximity to the Highway.

3.8 Community Infrastructure Levy

3.8.1 The applicant will undertake to make appropriate Community Infrastructure Levy [CIL] to the authority.

3.9 Affordable Housing

3.9.1 In accordance with national policy guidance, as the net gain of dwellings is less than 10 and the site area is less than 0.5 hectares no affordable housing provision will be required.

3.10 Planning Contributions

3.10.1 Other than CIL no other planning contributions are anticipated to be due in relation to the proposed development.

3.11 Relevant Planning Policy and History

3.11.1 There do not appear to have been any planning applications submitted previously for the site, nor have the proposals been submitted for pre-application advice.

3.11.2 The proposals were advised by the West Wiltshire District Plan 2004, the Wiltshire Core Strategy 2015 and National Planning Policy.

3.12 Locally Approved Planning Permissions

3.12.1 The following planning permission is considered to provide useful guidance:

14/11204/OUT and 17/08812/REM - Erect three new dwellings on land between Nos. 18 & 19, Highfield (see figure 8).

This development has now been successfully completed (see figure 9).

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Figure 8 Image from Wiltshire Council website. Drawing by PKA Architects



Figure 9 Completed scheme. Image from Google Streetview

4.0 Access Principles

4.1 Site Accessibility

4.1.1 The proposed site layout will need to ensure that there is a reasonably level area for the new dwelling's access and parking, as well as maintaining sufficient parking for existing neighbours.

4.1.2 An existing historic rear garden access (see Figures 10 and 3) will be enhanced with a new dropped kerb to create vehicular access from Highfield to 2 off-street parking spaces. Pedestrian access will be via new steps and path aligned with the front entrance of the dwellings. Disabled access to the front door can be via the vehicle parking area, level with the front door at that point.



Figure 10 Historic rear garden access - 2009. Image from Google Streetview

4.1.3 The existing site levels are relatively flat, which has helped to inform the planning of the proposals, and have been retained where possible, whilst ensuring the dwelling is easily accessible. All the doors will have level access.

4.2 Vehicle Access

4.2.1 As described previously, it is proposed to alter the existing access from Highfield and provide two new parking space for the dwelling.

4.2.2 This meets the current Wiltshire Local Transport Plan 2011-2026, which identifies a car parking requirement for 2 spaces for 2 to 3-bedroom dwellings (see figure 11).

4.2.3 It is proposed that parking will be contained within the site curtilage to avoid any on-street parking. An electric vehicle charging point will be provided.

4.2.4 Highfield is a residential road with 30 miles per hour speed limit and pavements on both sides.

4.2.5 A cycle store will also be provided for the dwelling as part of the proposed scheme.

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Table 7.1 Minimum parking standards (allocated parking)

Bedrooms	Minimum spaces
1	1 space
2 to 3	2 spaces
4+	3 spaces
Visitor parking	0.2 spaces per dwelling (unallocated)

Figure 11 Extract from Wiltshire Local Transport Plan 2011-2026

5.0 Proposed Design

5.1 Preliminary Designs

5.1.1 Following receipt of the client's brief, an analysis of the site and its planning history and potential was undertaken, and several sketch layout options were prepared for discussion. These options assessed the development potential of the site, and it was decided that a single detached dwelling facing east/west would be appropriate for the site, given the existing local vernacular and the site area.

5.1.2 Given the size of surrounding dwellings, it is proposed that a 3-bedroom dwelling would create a suitable balance between site density and the characteristics of the neighbouring properties along Highfield, taking into account massing, landscaping, parking, materials and overlooking issues.

5.2 Proposed Design

5.2.1 The proposal, as shown in Appendix B, consists of a two-storey 3-bedroom dwelling with associated works.

5.2.2 The proposed ground floor of the dwelling consists of an open plan kitchen and dining area, with separate living room and WC. This meets the requirements set out for accessible properties in The Building Regulations M4(2) 2015, which states that there must be a ground floor WC for all dwellings.

5.2.3 At first floor is a master bedroom with ensuite, two additional bedrooms and a family bathroom.

5.2.4 The proposed plot size, elevations and roof pitch have, in accordance with Wiltshire planning guidelines, been designed to suitably reflect the character of the surrounding properties. The materials - facing brickwork, off-white render to part of the upper floor, white timber windows and concrete tile roof - will be in keeping with the character of the area.

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6.0 Conclusion

6.1.1 The design for the proposed dwelling has addressed the site constraints to create a balance between site density and the characteristics of the neighbouring properties along Highfield, taking into account site topography, landscaping, parking, materials and overlooking issues.

6.1.2 The proposal seeks to build a new home on land that is an underutilised plot between existing properties. There is a requirement in the local area for new housing.

6.1.3 In conclusion, it is believed that the proposal demonstrates the optimum layout on this site, taking into consideration national and specific local planning policies, and it is hoped it will be favourably received.

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Appendix: Proposed Drawings

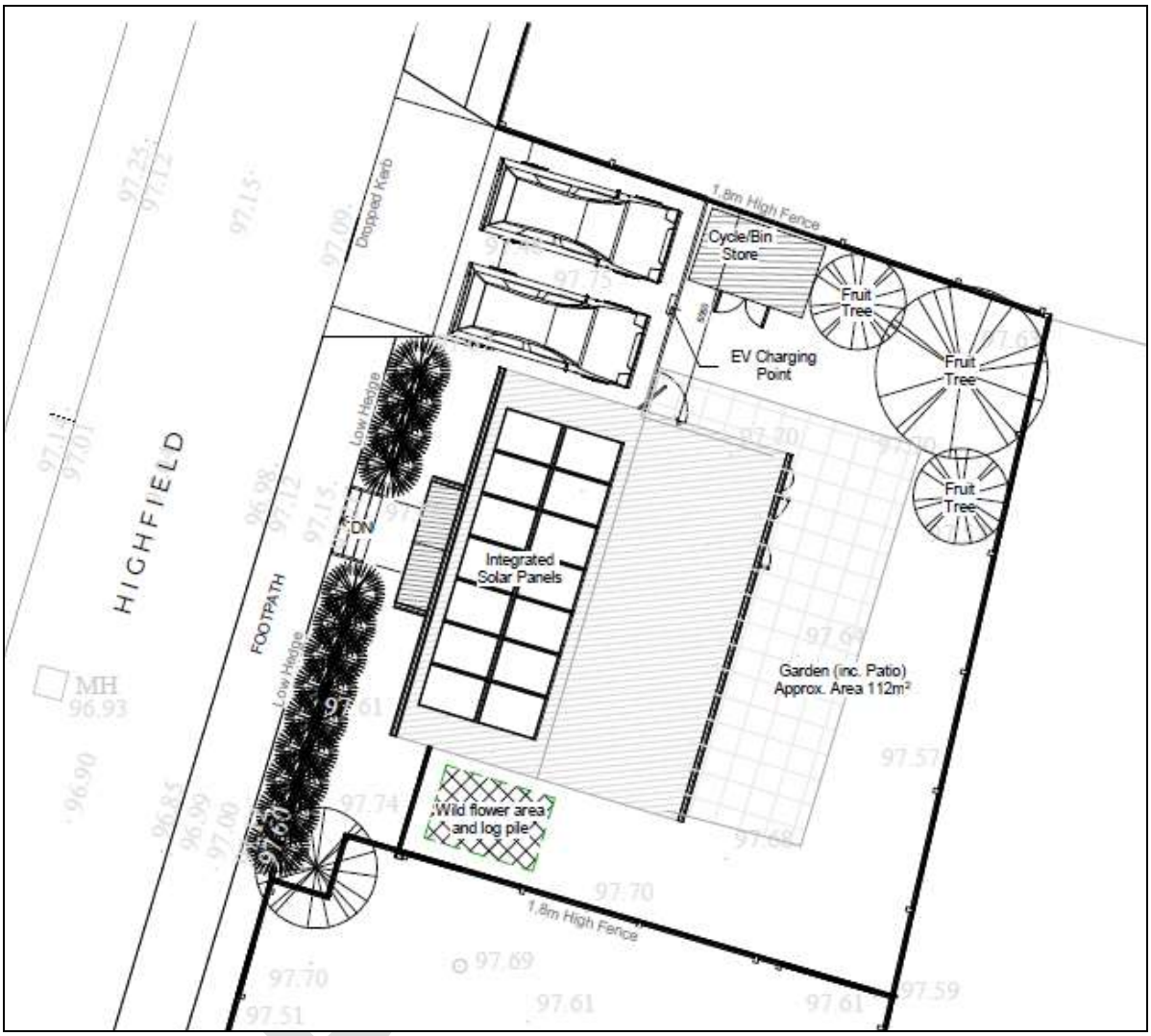

Figure 12 Proposed Site Plan

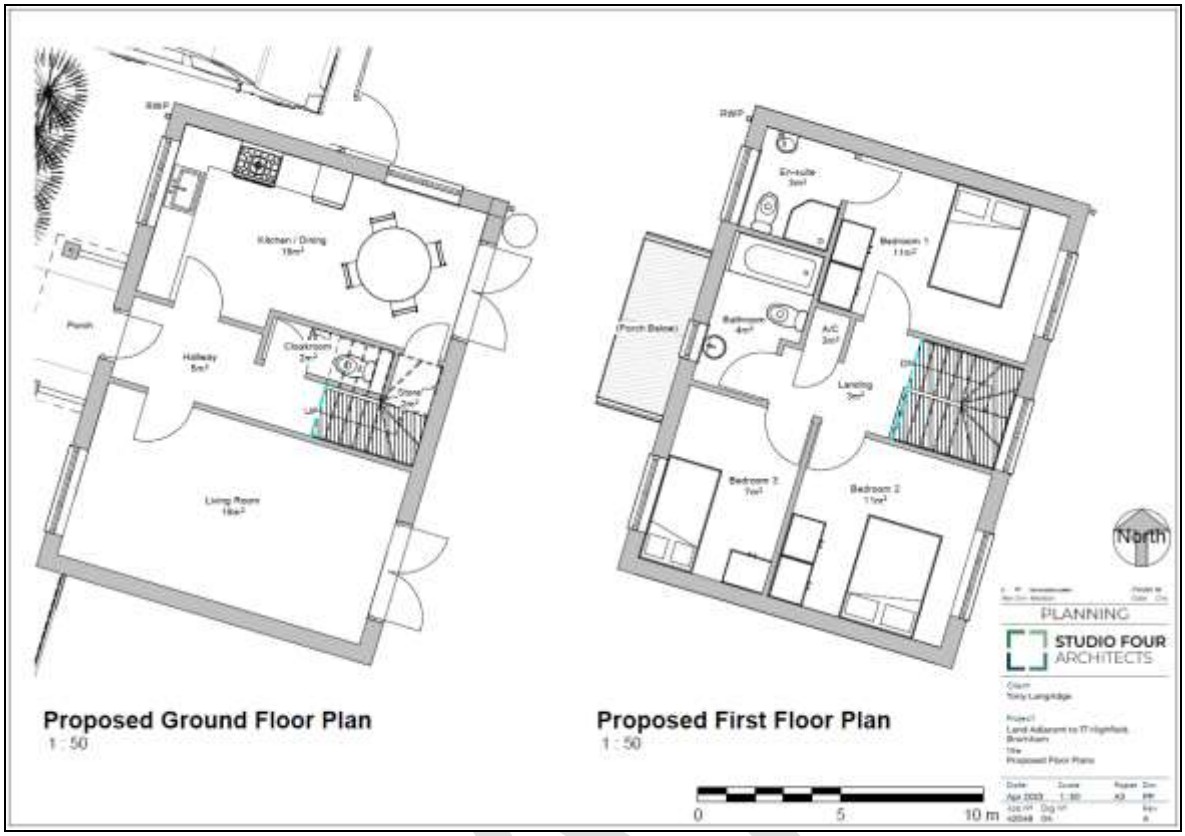

Figure 13 Proposed Floor Plans

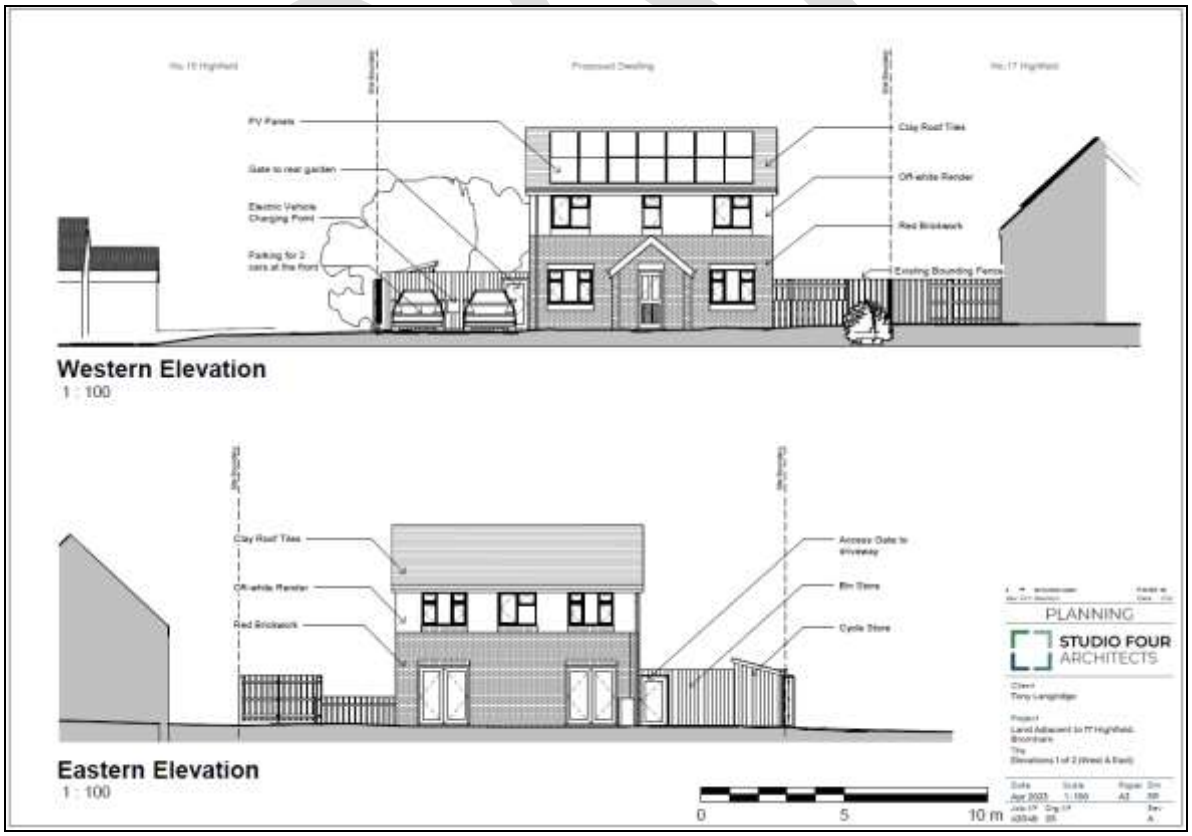

Figure 14 Proposed West and East Elevations

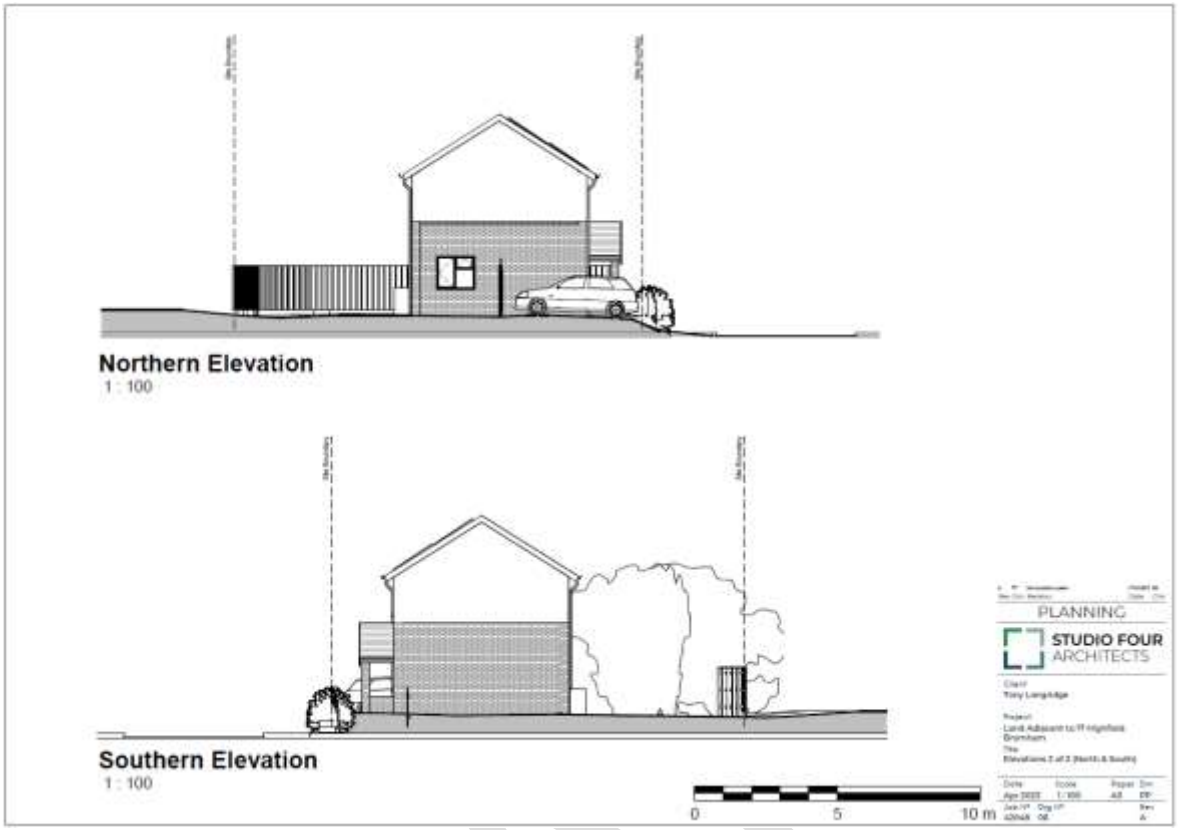

Figure 15 Proposed North and South Elevations

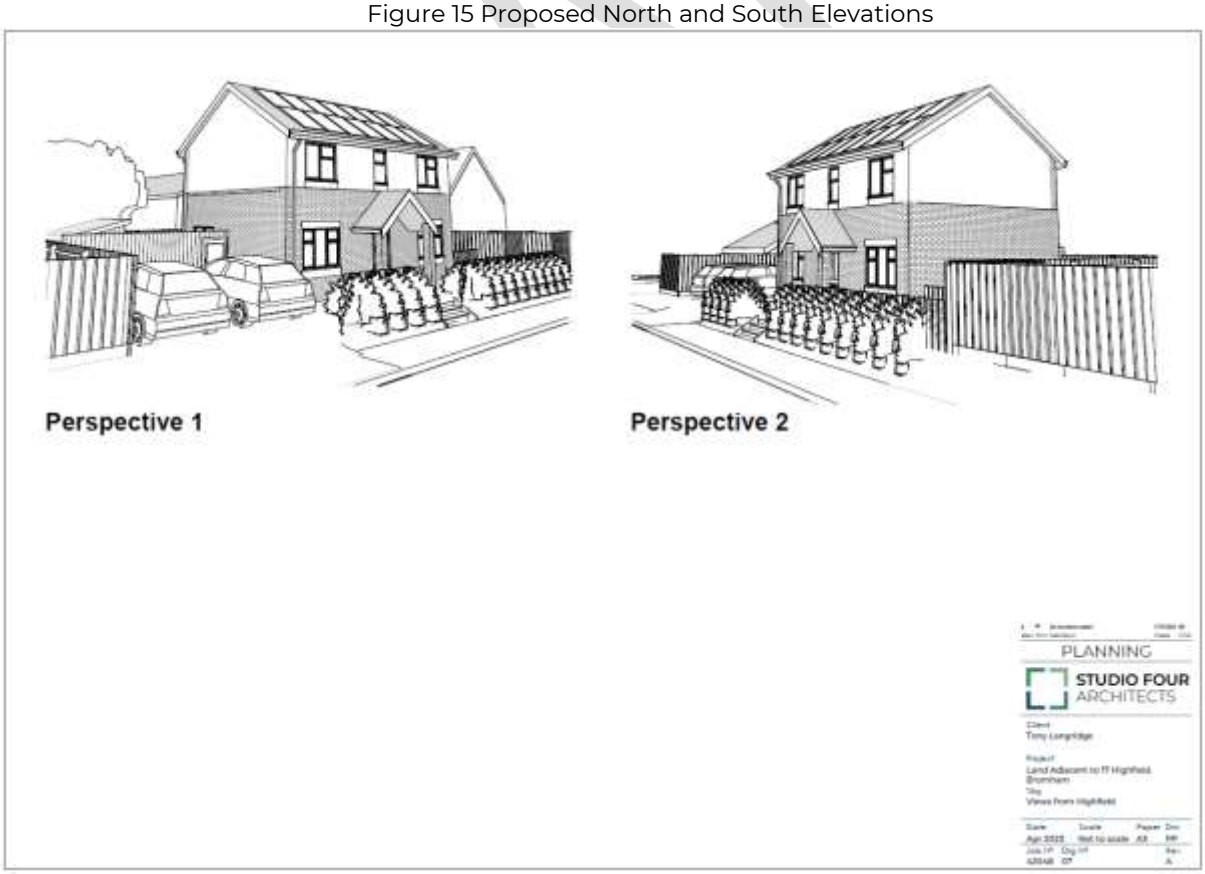

Figure 16 Proposed 3D Views from Highfield