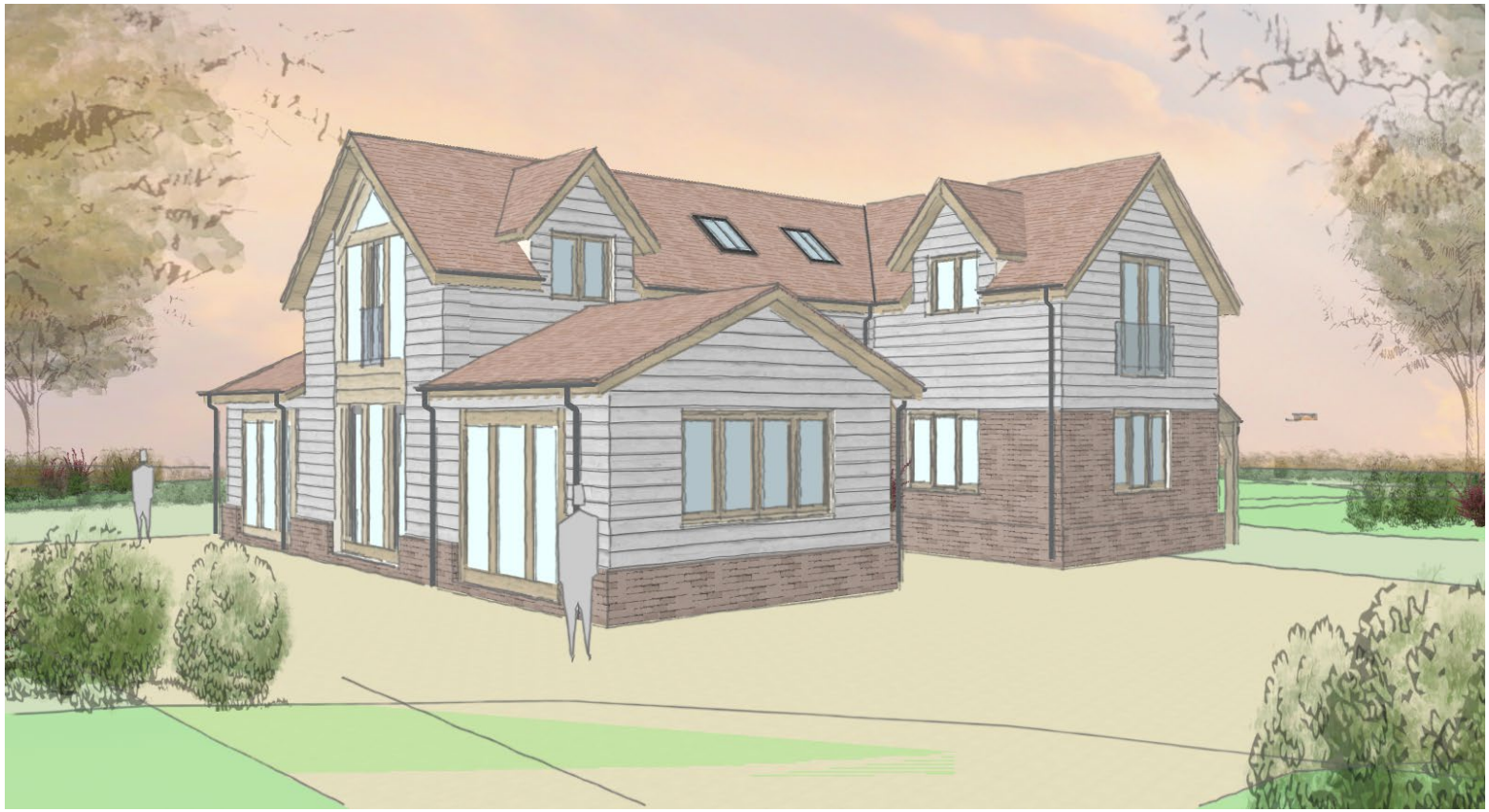
OAKWRIGHTS®



T.J. Crump Oakwrights Limited
Registered Office: The Lakes, Swainshill, Hereford, HR4 7PU
Registered in England and Wales Registration No: 3713116 VAT Reg: 7210134 00

01432 353353
enquiries@oakwrights.co.uk
oakwrights.co.uk

OAKWRIGHTS®

Planning, Design and Access Statement

Introduction and Location	3
Site Description and Site Levels	4
Site Photos	5
Planning Policies	6
Local Planning Policy and Planning History	7
Design Brief and Design and Scale	8
Design Development	9
Access, Refuse and Recycling and Trees and Boundaries	10
Oak Frame and Light Encapsulation	11
Oak Frame	12
Energy and Water	13
Conclusion	14

Introduction

This Planning, Design & Access statement has been prepared to support an application for a singular new sustainable development at:

Park House
Clench Common
Marlborough
Wiltshire
SN8 4DU



Location

The application relates to land at the above address, sited outside of the village of Clench Common, close to the town of Marlborough, Wiltshire.
This site is in the open countryside of the North Wessex Downs AONB and is well-screened by hedging and vegetation along the boundaries. However, it is not within the Greenbelt, an SSSI, or a Conservation Area. There are no nearby Listed Buildings within the immediate vicinity of the site.
The flooding.gov.co.uk shows there is a 'very low risk' of flooding from both rivers/sea and surface water.



Site Description

Our clients have lived in the house for several years and have extended it over time, they have recently bought the paddocks to the East of the site and have a good-sized garden to the South, where they would like to gain Planning Permission to build a new family home, having views to the paddocks. The clients also intend to build the stables within the paddocks for which they have recently acquired approved planning permission (PL/2022/08144) and would like to use the stable's access to the proposed house itself, giving a common and more controllable entry to the site.



The proposed house will be in keeping with local vernacular style and become a 'forever home' for our clients. In addition, the new dwelling will divide their current site into two, providing more manageable and appropriately sized plots whilst also being closer to the paddocks where they intend to spend more of their time looking after the horses.

Site Levels

It is proposed that the independent levels associated with the proposed dwelling are to be as follows.

Proposed External Level	0.0m
Ground Floor	+0.15m
First Floor	+2.86m
Ridge Height	+7.85m

The proposed parking area and landscaping will largely follow the existing levels.

Site Photos

The images below show outward views from the site showing the proximity and scale of the land and the existing Park House to the North of the site and views towards the East.

.



Views towards the site in the West



Views towards the paddocks in the East



Park House in the North

Planning Policies

The following national and local planning policies, that are of particular relevance to the application proposal, have been taken account of in the design process.

National Planning Policy Framework

Paragraph 14- A presumption in favour of sustainable development
Paragraph 49 – A presumption in favour of housing applications
Paragraph 58 – Ensuring high quality development
Paragraphs 60 & 63 – Encouraging innovative design

- **Wiltshire Council Core Policies**
    - CP1: Settlement Strategy
    - CP2: Delivery Strategy
    - CP3: Infrastructure
    - CP31: Spatial Strategy: Warminster Community Area
    - CP41: Sustainable Construction and Low Carbon Energy
    - CP50: Biodiversity and Geodiversity
    - CP51: Landscape
    - CP57: Ensuring High-Quality Design and Place Shaping
    - CP60: Sustainable Transport
    - CP61 Transport and Development
    - CP62 Development Impacts on the Transport Network
    - CP64: Demand Management and
    - CP67: Flood Risk

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both planning and decision-taking. (Paragraph 14) For plan-making this means that: local planning authorities should positively seek opportunities to meet the development needs in their area.

Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (p. 49).

Planning decisions should aim to ensure that developments will function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site to accommodate development, create safe and accessible environments and are visually attractive as a result of good architecture and appropriate landscaping (paragraph 58).

Planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles (paragraph 60). In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area (para

Local Planning Policies

The Wiltshire Local Plan 2006 - 2026 and was adopted in 2015. The Local Plan will be followed and referred to.
Following are some of the relevant policies derived from the Wiltshire Local Plan:

Core Policy 1 Settlement Strategy

The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.

Core Policy 2 Delivery Strategy

In line with Core Policy 1, the delivery strategy seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178ha of new employment land and at least 42,000 homes.

Core Policy 24 Southern Wiltshire Community Area

Development in the Southern Wiltshire Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1

Core Policy 51 Landscaping

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

Core Policy 57 Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings.

Core Policy 61 Transport and New Development

New development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives.

Planning History

- Erection of timber stables on a concrete pad with an area of hardstanding. Improvement to field access.
  Ref. No: PL/2022/08144| Validated: 13/12/2022| Status: Approve with conditions
- First floor extension to bungalow to create two storey dwelling, erection of porch to east elevation.
  Ref. No: E/11/0654/FUL| Validated: 14/07/2011 | Status: Approve with conditions
- Extension of existing manege from 60m x 20m to 60m x 37m; alterations to surfacing of manege. Install horse walker.
  Ref. No: E/11/0185/FUL| Validated: 07/04/2011 | Status: Approve with conditions
- Two storey extension and garage conversion (for disabled relative), plus new garage block.
  Ref. No: K/58909/F| Validated: 22/07/2008| Status: Approve with conditions
- First floor extension.
  Ref. No: K/54029/F | Validated: 26/04/2006 | Status: Approve with conditions

Design Brief

The clients have lived at the property Park House for many years and have extended it to suit the requirements of the family; also, the surrounding land has sentimental value to the family as they have bought the paddocks in the East for the horses and greatly enjoy the countryside. Moving with the times, the clients wish to move to a newer and more energy-efficient home in line with sustainable factors, retaining the local vernacular style design within proximity to the stables, for which they have gained a planning permission (PL/2022/08144) and have a more common and controlled access through the paddocks in the East.

Given the rural context, local vernacular and proximity to paddocks, the proposed new dwelling is a moderately sized home set in the garden of Park House. The clients propose a reasonable proposition for a 3-bedroom home with the potential to convert a downstairs snug into a future ground-floor accessible bedroom, allowing the design to cater for future needs. Plans show that careful consideration has been given to the orientation of the new property, with access from the Northern boundary through the paddocks. The house is aligned with the plot's Eastern boundary, providing views of the horses.

Design and Scale

We have assessed the scale of the proposed dwelling in context with its immediate surroundings and the wider area. Overall, the dwelling has a smaller footprint than the existing property, Park House.

The storey-and-a half design is efficient in its use of space and considers the occupants future needs. There is a ground-floor study or snug that is to be a home office for the clients to work from home; this could later be turned into a ground-floor bedroom, giving the property flexibility for the clients in the future.

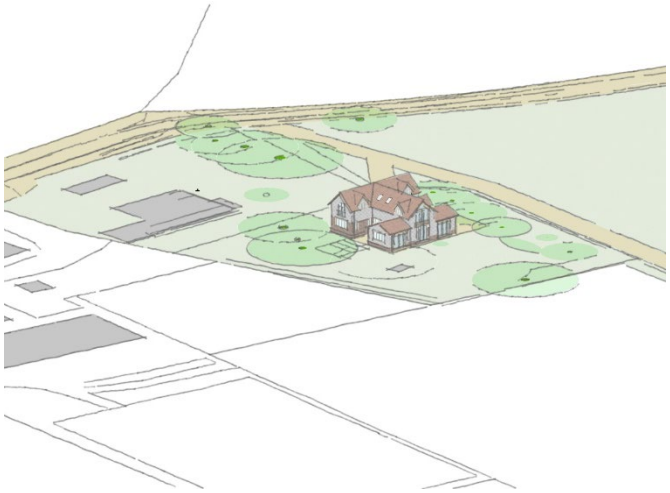
Externally, the proposed design is appropriate to its surrounding context; the new home is weatherboarded throughout, with brick wrapping on the ground floor and a clay tile roof. The materiality of the proposal is in keeping with the nearby farm and local precedents.

.



East Elevation for the dwelling

Design Development



As part of the design process, a site visit and site appraisal took place during the first client meeting. The site was viewed to establish the design possibilities that best suited the site and its location while satisfying the client's brief. The clients wish for a modest family home close to their existing house; they wish to move to a more sustainable and energy-efficient oak frame home close to their existing home within familiar surroundings and continue to be a part of the hamlet they've lived in for many years. The storey-and-a-half nature of the dwelling ensures the design is of reasonable proportion with consideration to the ridge height ensuring the dwelling sits below the height of the existing Park House.

The proposed dwelling, situated in the garden of their existing house, Park House, has been designed to reflect the nearby farm, along with other local precedent structures. During the development of the design, the North elevation has been simplified to minimize its impact from the driveway and has a side entrance. The main entrance of the house in the East faces the paddocks, and dormers have been placed in the bedroom to provide ample views.

The South elevation with a face-glazed feature provides the downstairs dining room and adjacent spaces with natural light, whilst providing the master bedroom on the first floor with views of the rear garden. Views can be enjoyed from all rooms upstairs, and consideration has been given in providing all the spaces with ample natural light during the day.

Access, Refuse and Recycling, Trees and Boundaries

ACCESS

With regards to the impact the proposal will have on the existing site and its surroundings; the property will make use of an existing access from the North of the site which leads to the approved stables in the South. The proposed positioning of the new dwelling is to the South of the existing house with existing landscape providing substantial shelter from the elements and



protection from overlooking to and from the existing properties.

REFUSE AND RECYCLING

Refuse collection is established at the existing entrance to the site so no extra provisions would have to be arranged. The proposed dwelling layout allows for good provision for interim storage of dry recyclable materials.

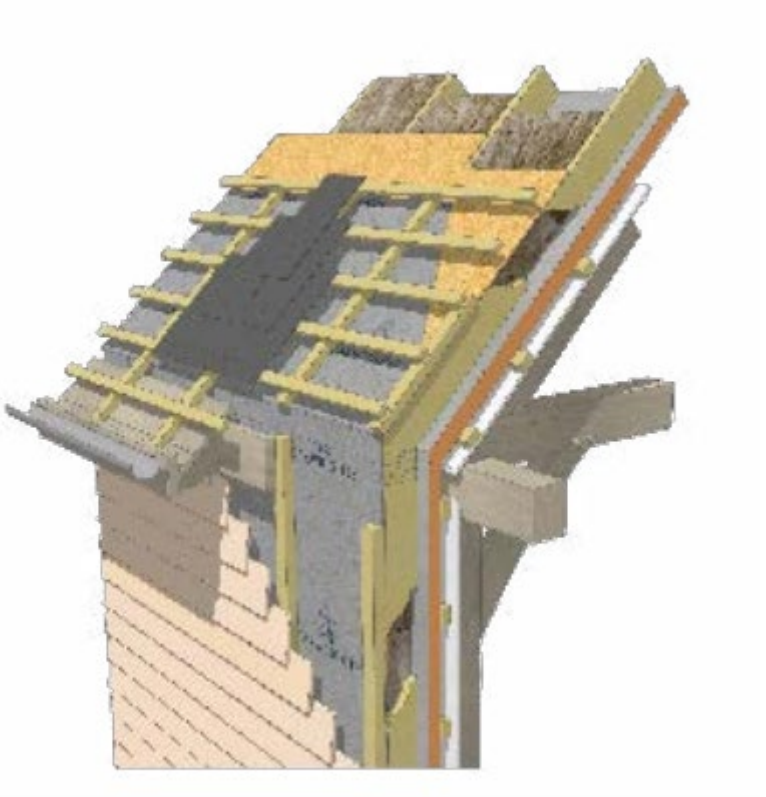
TREES AND BOUNDARIES

A tree survey has been carried out prior to the design of the dwelling and all efforts have been made in order to preserve the existing landscape of the site and to maintain the garden which is currently very overgrown. The well-established planted boundaries and possible new tree and garden spaces will also help to retain good privacy between both existing Park House and the proposed building.

All Tree Protection areas have been carefully considered where a no dig method is to be carried out to retain the existing trees. The Clients are very keen on using the existing landscape and hence have got the horses to spend more time outdoors and experience the inherent rural character to its fullest.

Oak Frame and Light Encapsulation

Our proposal is for a new-build house, built using our 'post and beam' style oak frame, i.e. the oak structure inside the building, wrapped using our very energy efficient encapsulation system, achieving excellent U-values. Utilising the principles of "Fabric First", the proposed dwelling is to employ superior wall, floor and roof systems in conjunction with fenestration in excess of the efficiency required for Building Regulations. This will provide a highly insulated, well-detailed envelope that will give the dwelling a high level of energy efficiency and internal comfort. The majority of the systems proposed are to be manufactured off-site thus reducing the build time, processes, associated noises and heavy vehicle traffic of a construction site.



WrightWall Light provides a slim and efficient wall build up, designed to accommodate multiple external finishes. WrightWall Light is designed to ensure a fully integrated process between frame and shell, using the same innovative software employed to design your oak frame. WrightWall Light is manufactured off site, reducing onsite time for you and our dedicated site team who will assemble the system; ensuring the highest level of quality control throughout the process. The WrightWall Light encapsulation system provides exceptional thermal performance, ensuring a warm home.

ADVANTAGES OF WRIGHTWALL LIGHT AND ROOF PANELS

- Cost effective encapsulation system resulting in further energy efficiency.
- Large format panels manufactured off site to maintain high quality.
- Additional insulation upgrades available if required; made possible by bespoke design.
- Wall, floor and roof panel is designed to fit smoothly together creating a shell ready to be made air tight.
- One build team look after your oak frame and the installation of your panel system generating close attention to detail and a seamless process.

Oak Frame

The primary structure of the home will be a bespoke Green Oak Frame, designed and constructed in-house by Oakwrights, in Herefordshire. This robust and charming system will age with the property and produce unique character. We strive to produce a high build quality and that begins with the frame. All Oakwrights designers take shrinkage into account creating joints, pegs and holes accordingly; over time the shrinkage pulls the joints even tighter and strengthens the frame.

Oakwrights have built hundreds of individual private houses across the UK and are a leading oak-frame manufacturer; believing great detailing and understanding of the oak frame is key when creating a quality oak-framed build. We are happy to show the Council local precedents. We note there will be Planning conditions to adhere further to approval at the Full Planning application stage.









Energy and Water

ENERGY CONSERVATION AND SUSTAINABILITY

Using the principle of "Fabric First", the proposed dwelling is to employ superior wall, floor and roof systems in conjunction with fenestration in excess of the efficiency required for Building Regulations. This will provide a highly insulated, well-detailed envelope that will give the dwelling a high level of energy efficiency and internal comfort.

The majority of the systems are proposed to be manufactured offsite thus reducing the build time, processes, associated noises and heavy vehicle traffic of a construction site.

All materials used in the construction are to be from sustainable sources.

WASTE WATER MANAGEMENT

Wherever practicable, all hard surfacing will be laid using permeable materials in order to reduce run-off. The driveway is proposed to be permeable gravel, and surface water from roofs will be directed into soakways contained within the site boundary.

Conclusion

This statement and accompanying drawings outline the key proposals of the development, which have been carefully considered to meet both the client's requirements and be as considerate as possible to the surrounding countryside by not over developing the site. We believe that the proposal is appropriate to the area and will complement the adjacent house whilst enhancing the visual appearance of the site.

The overall scale, form and mass of the new dwelling is smaller than the existing house. The design has been carefully developed to be appropriate for the context; retention of the overall character and appearance of neighbouring dwellings and the farm have been retained whilst providing an adaptable and sustainable family home.

Landscaping has been considered and indicatively drawn to complement the existing boundaries and to shelter the development ensuring it has minimal impact on the surroundings. The significant majority of existing trees within the site will remain and be incorporated into the design of the new proposal.

The accompanying drawings include details of layout, access, scale, landscaping and appearance, are in accordance with local and national planning policy objective.