

Design & Access Statement

Bramley Cottage
19 Red Pit,
Dilton Marsh,
Wiltshire.
BA13 4BJ

Rev A
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25-1067



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01. Introduction

Introduction

This Design and Access Statement has been developed to support the application for the Outline proposal of upto 5 dwellings with associated landscaping and parking.

This document should be read in conjunction with the Planning Statement, produced by Tadman Planning along with all other supporting documents and drawings.

Proposal Description

Outline Planning Application for the demolition of Bramley Cottage erection of upto 5No. residential dwellings with associated landscaping and parking. All matters reserved apart from access.

The Site

Located between Clivey, the B3099 and Stormore, Red Pit is a private road with a number of dwellings on the outer edge of Dilton Marsh.

19 Red Pit is located on the north west corner and within the settlement boundary.

Dilton Marsh is a village and parish located in the west of Wiltshire close to the market town of Westbury.

The site comprises of a single existing dwelling along with a couple of dilapidated outbuildings.

Site Location:

19 Red Pit
Dilton Marsh
Nr Westbury
Wiltshire
BA13 4BJ

Site Area Schedule:

Area in m² = 2515m²

Area in Ha = 0.25Ha

Based on the red line area shown, survey does not pick up all boundaries so further investigation is needed on site with the appropriate surveyors in due course.

Total Units = 5

Units Per Ha = 20

20 Units per Hectare



Ariel Site Plan

02. Site Context and History

Context

Bramley Cottage ot 19 Red Pit is a parcel of land located off the north west corner of the private road known as Red Pit.

The parcel of land consists of a single dwelling plus dilapidated garage structures and is dominated by mature gardens and tress that will need to be considered as part of the design development.
This mature foliage largely protects the site from inward and outward over looking.

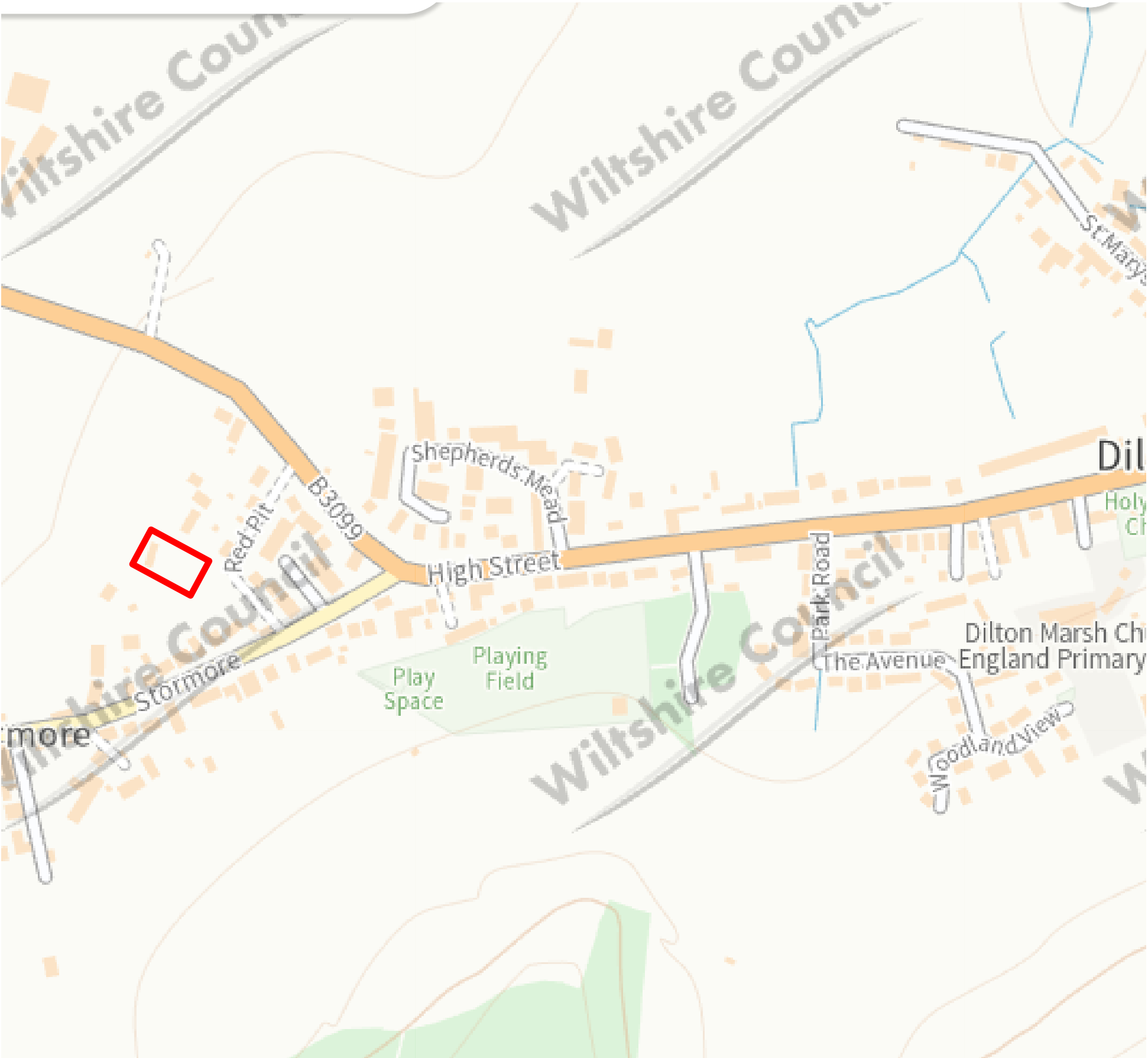
As can be seen in Apex Transport Plannings report Red Pit has good access overall into the development site plus wider access to the surrounding towns and villages.

Surrounding the site area are low rise residential dwellings of various styles and ages with scales of around 2-2.5 storeys maximum.

Site History

This Wiltshire Council website does not show any planning history for 19 Red Pit. The accompanying Planning Statement will highlight anything relevant.

Tadman Planning will also cover the main policy considerations



Wider Site Location



Image 1



Image 2



Image 3



Image 4



Image 7



Image 5



Image 8



Image 6



Image 9





Existing Site Plan
NTS



Image 1



Image 4



Image 2



Image 5



Image 3



Image 6

Opportunities & Constraints

Opportunities

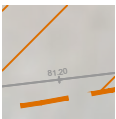
- Topography is generally flat across the site.
- Long views across the north west boundary.
- Mature vegetation along the existing boundaries providing visual screens into and out of the site.
- Minimal impact on adjacent properties and over looking.
- Potential to develop a site plan that it inward looking.
- Opportunity to develop a range of dwellings that can contribute to the local provision in the immediate area.
- Potential tp create a distinctive development to the highest of design standards and regulations.
- Enhanced landscape scheme retaining existing ecological features.

Constraints

- Existing ecological features is required.
- Number of potential dwellings is restricted by the access
- Sewage treatment plant excludes part of the site from being developed with a habitable building.



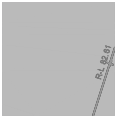
Constraints Plan



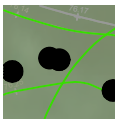
Sewage Buffer Zone



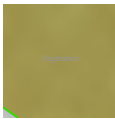
Potential Views into Site



Existing Buildings Inside Boundary



Existing Trees - Refer to Survey for Details



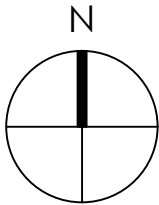
Existing Hedges - Refer to Survey for Details



Indicative Boundary Line



Main Access



03. The Proposal

Design Strategy & Evolution

The design concept is largely led by the landscape, while the site is considered Brownfield the developed area is low with a mature garden that can be utilised and enhanced.
The aim is to supplement the existing landscape framework to integrate a new residential development which will have maturity enhancing the vernacular of this rural edge character.

This site provides a blank canvas to integrate an inward looking self contained development around the constraints of landscape. Large sections of the site will be open so that they can be shared with the new occupants benefiting from the foliage and wildlife attracted to the space.

The scale of the development is in keeping with the surroundings and does not impede on the adjacent properties or the wider countryside.

Evolution

The master plan has evolved through a number of layout studies reacting to the landscape, policy considerations and the optimum facade orientation to minimise outward over looking and as far as possible keeping this development looking within its own boundary.

Use

The application seeks outline planning approval for a residential development.

Amount of Development

Demolition of the existing dwelling and up to 5 dwellings are proposed, an increase of 4 homes. This provides a density of around 20 dwellings per hectare based on a site area of approx 0.25Ha

The adjacent master plan is for illustrative purposes only, not material consideration, however a mix of detached and semi-detached houses with either formal garages or parking can be provided.
The suggested mix is as follows:

- Plot 1: 3 Bed - 5 Person
- Plot 2: 3 Bed - 5 Person
- Plot 3: 5 Bed - 7 Person
- Plot 4: 5 Bed - 7 Person
- Plot 5: 4 Bed - 6 Person

Layout

Layout is a reserved matter.
An indicative layout drawing has been submitted with the application to indicate the access and the potential internal road, potential siting of the houses, gardens, retained landscape and buffers.

While the layout will be determined at the Reserved Matters stage, the indicative layout submitted as part of the Outline application clearly demonstrates that 5 dwellings can comfortably sit within the site.
The approach taken to the layout is to keep frontages facing into the boundary which will have no impact on the street scene of Red Pit and minimise any potential over looking. The open spaces will be well over looked which will



enhance the natural surveillance.

Each of the dwellings will have off street parking, keeping cars away from the surrounding streets.

Scale

Scale is a reserved matter. It is envisaged that the houses will be no more than 2.5 storeys, this is in keeping with the surrounding context.

Appearance

Detailed house designs have not been provided with this application and will be resolved as a Reserved Matter.

The design of the houses will be influenced by the architecture in the surrounding area that spans a number architectural of eras. Local vernacular features include:

- Pitched gable roofs.
- Use of the roof spaces to provide habitable space
- Mixed use of traditional materials such as facing brick, timber cladding and render.
- Feature bay windows.
- Mixture of modern and traditional architectural styles.

The intention will be to provide a mix of high quality housing within the settlement boundary and a sustainable location.

Materials

The material palette will be resolved at Reserved Matters stage. However it is envisaged that all the houses will be constructed using responsibly sourced and sustainable materials taking design cues from the local vernacular with modern applications where appropriate.

Sustainability

The general construction methods will be driven by the aesthetic design to be resolved during the Reserved Matters stage of the application. In line with Part L of the Building Regulations a fabric first approach will be taken to make the houses as energy efficient as possible before looking at complementary low carbon technologies such as PVs or heat pumps for example.

This will also impact on the potential design of the houses and layout of the site.

Landscaping

Landscaping will be dealt with as a Reserved Matter.

The site is not located within local or national landscape designation area.

The indicative site plan illustrates some of the key potential for the future landscape solution including:

- Retention of existing trees, hedges and foliage where possible and practical.
- Front gardens to create buffers with the access zone.
- Proportionate and functional private amenity spaces along with quality shared spaces.
- Landscaped boundaries.
- Additional planting to improve habitat and overall biodiversity.

Access

The proposals are to retain the existing site access with Red Pit, which provides access to the B3099 Clivey to the northeast and Stormore to the south.

Red Pit, which is a private track, serves a limited number of existing dwellings; as such, vehicle movements in this location are established, with no evidence of a safety issue, traffic movements are limited in volume, and vehicle speeds are low when considering the environment. As such, access for vehicles, pedestrians and cyclists are appropriate in this location.

In support of the proposals, a Transport Note has been prepared by Apex Transport Planning, which considers the site's background transport context, development proposals, trip generation and impact.

Whilst a reserved matter, the illustrative site layout demonstrates suitable parking provision per plot and enables vehicles to enter and leave the site in a forward gear



Red Pit to Clivey Access Point



Red Pit to Stormore Access Point

04. Conclusion

The Design and Access Statement accompanies an Outline Planning Application for a residential development consisting of upto 5 dwellings at 19 Red Pit, Dilton Marsh with all matters reserved.

The illustrative proposals show that development is possible and the indicative layout has been considered in conjunction with the supporting technical reports and planning statement from Tadman Planning.

The proposed development sits within the settlement boundary on a brownfield site, the proposal is not out of context or out of place with minimal harm on the appearance of the surrounding area.

It is considered that further design exploration via the reserved matters process will lead to a high quality development that will enhance the area and provide the right type of housing to reflect the need of the area.

