

Proposed Two New Dwellings at

Land Adjacent to
35 Beaulieu Road
Amesbury
SP4 7PD

Design & Access Statement

Prepared for

Mr C Preston

Ref number: 25016 DAS01
By: Dale Roberts
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Revision:
Status: PLANNING



DALE ROBERTS DESIGN
ARCHITECTURAL SERVICES

1. INTRODUCTION

1.1 Purpose of Statement

This Design and Access Statement has been prepared in support of an outline planning application for the erection of two new semi-detached three-bedroom dwellings on land adjacent to 35 Beaulieu Road, Amesbury. The statement explains the design principles and concepts that have been applied to the development and demonstrates how the proposal addresses planning policy requirements.

1.2 The Applicant

The applicant, Mr Clive Preston, owns the land adjacent to 35 Beaulieu Road (but not No. 35 itself), which includes the application site, three garages accessed from the shared private road, and part of the shared access drive and entrance as shown within the red line boundary on the submitted plans.

1.3 Supporting Documents

This application is supported by the following documents and drawings:

- Design & Access Statement – 25016 DAS01
- Site Photographs – 25016 SP01
- Site Location Plan @ 1:1250 scale - Drawing No: 25016/P001
- Site Block Plan @ 1:500 scale - Drawing No: 25016/P002
- Existing Site Plan @ 1:200 scale - Drawing No: 25016/P003
- Proposed Site Plan @ 1:200 scale - Drawing No: 25016/P004

2. SITE DESCRIPTION AND CONTEXT

2.1 Site Location

The application site is located on land adjacent to 35 Beaulieu Road in Amesbury, Wiltshire. The site fronts onto Beaulieu Road and partially onto a shared private access road which serves as a dead-end serving a number of existing garages. The site is identified on the submitted Location Plan (Drawing No: 25016/P001).

2.2 Site Area and Characteristics

- **Total site area:** 470 m²
- **Plot 35A:** 210 m²
- **Plot 35B:** 260 m²

The site currently comprises an undeveloped parcel of land with existing garages, outbuildings, and soft landscaping.

2.3 Surrounding Context

The site is located within an established residential area characterized by:

- Two-storey semi-detached and detached dwellings
- Traditional brick construction with tile roofs
- Front and rear gardens with parking provision
- Mature trees and landscaping throughout the street

The site is bounded by:

- **North:** Beaulieu Road (public highway and footpath)
- **East:** No. 35 Beaulieu Road
- **South and West:** Rear gardens of properties on Blackcross Road and the shared private access road
- **Adjacent:** No. 37 Beaulieu Road to the north

2.4 Access and Ownership

The applicant owns:

- The application site for both proposed dwellings
- Three garages accessed from the shared private road
- Part of the shared access drive in front of the garages
- Part of the shared road entrance from Beaulieu Road

All ownership boundaries are clearly delineated on the submitted Site Location Plan and Site Block Plan with cross-hatched areas showing land ownership divisions.

3. PLANNING HISTORY AND PRECEDENT

3.1 Relevant Planning History

Planning permission was granted several years ago for two semi-detached dwellings at 42A and 42B Beaulieu Road. The design and layout of the current proposal follows a very similar principle to this previously approved development, establishing a clear local precedent for this type of residential infill development in the area.

3.2 Design Precedent

The approved development at 42A and 42B demonstrates that:

- Infill residential development of this scale is acceptable in this location
- The design approach of semi-detached three-bedroom dwellings is appropriate to the street character
- Similar parking and access arrangements have been successfully implemented
- The density and layout are compatible with the established residential pattern

4. AMOUNT

4.1 Development Quantum

The proposal comprises:

- **Number of dwellings:** 2 (semi-detached)
- **Dwelling type:** Three-bedroom houses
- **Gross Internal Area per dwelling:** 76 m²
- **Total site area:** 470 m²
- **Density:** Approximately 4.3 dwellings per hectare

4.2 Accommodation Schedule

Each dwelling (35A and 35B) will provide:

- Three bedrooms
- Living accommodation
- Kitchen/dining area
- Bathroom facilities
- Total GIA: 76 m² per dwelling

4.3 Ancillary Provision

Plot 35A:

- 2 parking spaces (front of property, accessed from Beaulieu Road)
- Bin store for refuse and recycling
- Shed with cycle storage for one bicycle
- Front and rear garden amenity space

Plot 35B:

- 2 parking spaces (rear of plot, accessed via shared private road)
- Bin store for refuse and recycling
- Shed with cycle storage for one bicycle

- Front and rear garden amenity space
- Associated double garage (as shown on plans)

5. LAYOUT

5.1 Site Layout Principles

The proposed layout has been carefully designed to:

- Respond to the existing site constraints and opportunities
- Maintain appropriate relationships with neighbouring properties
- Provide adequate parking, amenity space, and access
- Follow the successful precedent established at 42A and 42B Beaulieu Road
- Maximize efficient use of the available land

5.2 Building Positioning

Plot 35A:

- Positioned at the front of the site with primary frontage onto Beaulieu Road
- Building line consistent with neighboring properties
- Two parking spaces at the front, partially utilizing the shared access road entrance (within applicant's ownership)
- Front and rear garden amenity areas with soft and hard landscaping

Plot 35B:

- Positioned to be set back and west of Plot 35A
- Set back from Beaulieu Road
- Two parking spaces at the rear of the plot accessed via the shared private road
- Double garage provision
- Front and rear garden amenity areas

5.3 Access and Circulation

Vehicular Access:

- Plot 35A: Direct access from Beaulieu Road utilizing existing dropped kerbs and crossing the applicant-owned section of the shared access entrance
- Plot 35B: Access via the shared private dead-end road, which serves existing garages (three owned by the applicant)
- Shared drive is finished with kerbed tarmac surface

Pedestrian Access:

- Both plots have direct pedestrian access from Beaulieu Road via the public footpath
- Safe and convenient routes to dwelling entrances
- Bin storage positioned for convenient collection from the public highway

5.4 Parking Provision

Each dwelling provides two parking spaces, meeting local parking standards:

- **Plot 35A:** 2 spaces at front of property
- **Plot 35B:** 2 spaces at rear plus double garage

Total parking provision: 4 spaces plus garage, adequate for two three-bedroom dwellings.

5.5 Amenity Space

Both dwellings benefit from:

- Private front gardens with soft and hard landscaping
- Private rear gardens
- Appropriate garden sizes for three-bedroom properties
- No overlooking of neighboring properties or gardens

- Well-defined boundaries with close-boarded timber fencing and new boundary treatments as required

5.6 Boundary Treatment

- Existing close-boarded timber fencing to be replaced with new 1.8m timber close boarded fencing to rear garden along shared private road
- New boundary 1.8m timber close boarded fencing to match existing character to rear gardens
- Landscaping to soften boundaries and integrate development into streetscene

5.7 Servicing and Utilities

- Dedicated bin stores for each property positioned for convenient collection
- Cycle storage sheds (capacity for one bicycle per dwelling)
- Connection to existing utilities networks
- Adequate space for meter boxes and service connections

6. SCALE

6.1 Building Scale

The proposed dwellings will be two-storey semi-detached houses, consistent with the prevailing building heights in the surrounding residential area. The scale responds to:

- The established building heights on Beaulieu Road
- The approved development at 42A and 42B Beaulieu Road
- The character of neighbouring properties including No. 35 and No. 37

6.2 Building Height

- **Number of storeys:** 2
- **Ridge height:** To be confirmed at reserved matters stage but to match neighbouring properties
- **Eaves height:** To be confirmed at reserved matters stage

6.3 Floor Areas

- **Ground floor area per dwelling:** To be confirmed at reserved matters stage
- **First floor area per dwelling:** To be confirmed at reserved matters stage
- **Total GIA per dwelling:** 76 m²

6.4 Massing

The semi-detached form provides:

- Appropriate mass and scale for the plot size
- Visual compatibility with surrounding development
- Efficient use of land while maintaining spacing standards
- A balanced relationship between built form and amenity space

7. LANDSCAPING

7.1 Landscape Strategy

The landscape design provides:

- Soft and hard landscaping to front and rear of both properties
- Integration of development into the established streetscene
- Appropriate boundary treatments
- Enhancement of the site's appearance compared to the current underutilized condition

7.2 Hard Landscaping

- Hard standing for parking areas
- Pathways to dwelling entrances
- Patio/terrace areas in rear gardens (subject to reserved matters)

7.3 Soft Landscaping

- Retention of suitable existing vegetation where possible
- New planting to front gardens
- Lawn areas to rear gardens
- Boundary planting to enhance privacy and visual amenity

7.4 Garden Amenity

Both dwellings benefit from usable private garden space:

- Front gardens providing visual amenity and setting for dwellings
 - Rear gardens providing private outdoor space for residents
 - Appropriate garden size for family occupation
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8. APPEARANCE

8.1 Design Approach

As this is an outline planning application, detailed appearance will be subject to reserved matters approval. However, the design approach will follow the successful precedent of 42A and 42B Beaulieu Road and respond to the established character of the area.

8.2 Architectural Character

The proposed dwellings will feature:

- Traditional residential design appropriate to Amesbury
- Two-storey semi-detached form
- Pitched roofs consistent with surrounding properties
- Materials and detailing in keeping with local character
- Windows and doors proportioned to complement the building design

8.3 Materials (Indicative)

Subject to reserved matters approval, materials are likely to include:

- **Walls:** Facing brick to match or complement neighbouring properties
- **Roof:** Concrete or clay tiles in appropriate colour
- **Windows:** uPVC or timber in sympathetic design and colour
- **Doors:** Composite or timber front doors
- **Rainwater goods:** uPVC in appropriate colour

8.4 Street Presence

The development will:

- Maintain the building line established on Beaulieu Road
 - Provide an active frontage to the street
 - Complement the rhythm and pattern of existing development
 - Enhance the streetscene through removal of underutilized land and outbuildings
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9. ACCESS

9.1 Vehicular Access

Plot 35A:

- Direct vehicular access from Beaulieu Road
- Utilizes existing dropped kerb provision
- Crosses the applicant-owned portion of the shared access entrance
- Two parking spaces positioned at front of property
- Clear sightlines for safe egress onto Beaulieu Road

Plot 35B:

- Vehicular access via the shared private dead-end road
- This road already serves existing garages (three owned by the applicant)
- Two parking spaces at rear of plot plus double garage
- Safe access and egress with adequate visibility

9.2 Pedestrian Access

- Both dwellings benefit from direct pedestrian access from the public footpath on Beaulieu Road
- Safe, level access to dwelling entrances
- The existing street light post on the boundary between No. 35 and Plot 35A does not encroach on access or parking for either property
- Convenient routes for residents and visitors

9.3 Cycle Access and Storage

- Each dwelling provided with dedicated cycle storage shed
- Capacity for one bicycle per dwelling
- Storage sheds positioned for convenient access

9.4 Refuse Collection

- Dedicated bin stores provided for each dwelling
- Positioned for convenient presentation for collection from public highway
- Adequate capacity for general waste and recycling bins
- Compliant with local waste management requirements

9.5 Highway Safety

The proposal will not result in highway safety concerns:

- Adequate parking provision eliminates need for on-street parking
- Visibility splays adequate for safe access and egress
- Use of existing access points and dropped kerbs
- Shared private road already serves existing garages
- Low traffic generation from two three-bedroom dwellings

9.6 Accessibility

The development will be designed to meet current Building Regulations requirements for accessibility, including:

- Level access where feasible
- Adequate door widths
- Accessible WC provision on ground floor
- Consideration of future adaptability

10. PRIVACY AND OVERLOOKING

10.1 Privacy Protection

The layout has been carefully designed to ensure:

- **No overlooking from either house over neighbours' property or gardens**
- Appropriate separation distances maintained
- Window positions designed to avoid direct overlooking
- Compliance with privacy standards

10.2 Relationship with Neighbouring Properties

No. 35 Beaulieu Road (adjacent to Plot 35A):

- Appropriate separation maintained
- No direct overlooking of habitable rooms or private gardens
- Building orientation minimizes impact

No. 37 Beaulieu Road:

- Adequate distance maintained
- No adverse privacy impacts

Properties to south and west (backing onto site):

- Sufficient distance provided
- Boundary treatments ensure privacy
- No overlooking of rear gardens

10.3 Internal Privacy

The semi-detached design provides:

- Separate dwellings with independent access
- Private garden areas for each property
- No inter-visibility between garden spaces of the two units

11. SUSTAINABILITY

11.1 Sustainable Design Principles

The development will incorporate sustainable design features including:

- Energy-efficient building fabric
- High-performance insulation
- Efficient heating systems
- Low-energy lighting
- Water-efficient fixtures and fittings
- Waste minimization during construction

11.2 Site Sustainability

- Development of previously underutilized brownfield land
- Efficient use of urban land
- Sustainable location with access to local services and facilities
- Cycle storage encourages sustainable transport

11.3 Building Regulations Compliance

All dwellings will be constructed to meet or exceed current Building Regulations requirements, including Part L (Conservation of Fuel and Power) and other relevant standards.

12. PLANNING POLICY CONSIDERATIONS

12.1 Principle of Development

The proposal represents:

- Appropriate residential infill development
- Efficient use of previously developed urban land
- Development consistent with local planning policy for housing delivery
- A form of development with clear local precedent (42A and 42B Beaulieu Road)

12.2 Housing Need

The proposal contributes to:

- Local housing supply
- Mix of housing types (three-bedroom family homes)
- Efficient use of land within existing settlement boundary

12.3 Design Quality

The proposal demonstrates:

- Design principles drawn from successful local precedent

- Respect for local character and context
- Appropriate scale, massing, and layout
- High-quality residential environment for future occupants

12.4 Residential Amenity

The proposal protects amenity through:

- No overlooking of neighbouring properties
- Appropriate separation distances
- Adequate private amenity space for new residents
- Minimal impact on existing residents

12.5 Highway Safety

The proposal ensures highway safety through:

- Adequate parking provision (2 spaces per dwelling plus garage)
- Safe access and egress arrangements
- Use of existing access points
- Low traffic generation

12.6 Sustainable Development

The proposal represents sustainable development through:

- Efficient use of urban land
- Location within established settlement
- Energy-efficient construction
- Provision of cycle storage

13. COMMUNITY SAFETY

13.1 Designing Out Crime

The development incorporates principles to promote community safety:

- Natural surveillance from dwelling windows overlooking parking and access areas
- Well-defined public and private spaces
- Adequate lighting (existing street light provision on Beaulieu Road)
- Secure boundary treatments
- Cycle storage sheds with secure locks

13.2 Lighting

- Existing street lighting on Beaulieu Road provides illumination
- Private lighting to be provided at dwelling entrances
- Shared driveway to have appropriate lighting for safety

14. BIODIVERSITY NET GAIN

14.1 Legislative Requirement

This application is subject to the mandatory Biodiversity Net Gain (BNG) requirement introduced on 12 February 2024. If granted, the general Biodiversity Gain Condition (Schedule 7A of the Town and Country Planning Act 1990) will apply, requiring a minimum 10% biodiversity net gain maintained for 30 years.

14.2 Baseline and Net Gain Achieved

A biodiversity assessment was undertaken on 15 October 2025 using Biodiversity Metric 4.0. The site's pre-development baseline value is **0.42 habitat units**, comprising poor condition amenity grassland, hardstanding, garage structures, and overgrown boundary vegetation. No irreplaceable habitats or protected species constraints were identified.

The proposed development delivers **0.53 habitat units** post-development through:

- Species-rich amenity grassland in private gardens (260 m²)

- Native and wildlife-friendly tree planting (minimum 6 trees)
- Pollinator-friendly boundary shrub planting (60 m²)
- Wildlife features (bird boxes, bat boxes, hedgehog highways)

Net gain achieved: +0.11 habitat units (+26.2%) - significantly exceeding the 10% requirement.

14.3 Management and Compliance

All biodiversity gains will be delivered onsite and secured through a 30-year Biodiversity Gain Plan with monitoring at years 3, 5, 10, 15, 20, 25, and 30. Supporting documents include the Biodiversity Metric calculation, baseline and proposed habitat plans, and the management strategy.

The development fully complies with all legislative and policy requirements for biodiversity net gain.

15. SUMMARY AND CONCLUSIONS

15.1 Development Summary

This outline planning application proposes two new semi-detached three-bedroom dwellings on land adjacent to 35 Beaulieu Road, Amesbury. The proposal represents:

- **Appropriate infill development** on previously underutilized land
- **Efficient use of urban land** within an established residential area
- **A design approach proven successful** through the precedent of 42A and 42B Beaulieu Road
- **Adequate provision** for parking, amenity space, and access
- **Protection of neighbouring amenity** with no overlooking
- **Sustainable development** contributing to local housing supply

15.2 Compliance with Planning Requirements

The proposal complies with relevant planning policy requirements:

- Appropriate residential development in sustainable location
- Design respecting local character and context
- Protection of residential amenity
- Safe access and adequate parking
- Efficient use of land
- Sustainable construction

15.3 Key Benefits

The development will deliver:

- Two new three-bedroom family homes contributing to housing supply
- Enhancement of the streetscene through development of underutilized land
- Efficient use of urban land
- High-quality residential environment
- Economic benefits through construction activity and New Homes Bonus
- Additional Council Tax revenue

15.4 Technical Considerations

- **Total site area:** 470 m²
- **Plot 35A:** 210 m² with 76 m² GIA dwelling
- **Plot 35B:** 260 m² with 76 m² GIA dwelling
- **Parking:** 4 spaces plus double garage (exceeds requirements)
- **Access:** Safe arrangements utilizing existing access points
- **Privacy:** No overlooking of neighbours confirmed
- **Amenity:** Adequate garden space for both dwellings

15.5 Reserved Matters

This outline application seeks approval for the principle of development. The following matters are reserved for subsequent approval:

- Detailed architectural design and appearance
- Precise landscaping details
- Final materials specification
- Detailed access arrangements
- Internal layouts and room configurations

15.6 Conclusion

The proposed development represents high-quality, sustainable residential development that:

- Makes efficient use of urban land
- Follows a proven successful design precedent
- Respects the character of the area
- Protects neighbouring amenity
- Provides appropriate accommodation and facilities
- Complies with relevant planning policies

The application is supported by comprehensive plans and photographs demonstrating the suitability of the site for the proposed development. Approval is respectfully requested.