

November 2025

Southwick Design and Access Statement

Context

This design and access statement forms part of the application for the Technical Details Consent relating to the Approval of Permission in Principle Application Reference Number: PL/2024/08878.

Site

The site is a piece of land bounded by two roads ; Blind Land and Wesley Lane, in Southwick. It is currently disused, and no buildings or structures are existent. The site has a 1.2m high, timber post and rail fence to the perimeter. In November 2024 the site was granted Permission in Principle for the erection of 1 dwelling (Application Reference PL/2024/08878). This Design and Access Statement outlines the detailed design of the single dwelling.

Surroundings

The neighbouring property to the west, 1 Lamberts Marsh, is a bungalow with vehicular access via Wesley Lane to the south. To the South is a two storey dwelling with vehicle access from Lambeth Marsh. To the north is Southfield, a large housing development built in the 1970's, consisting of two storey detached dwellings.

Although there are no trees on the site itself, adjacent to the site there is a Lime tree to the north east on the verge of Blind Lane and a Field Maple in the garden of 1 Lamberts Marsh.







Planning context and relevant guidance

Documents Referenced

The proposal forming this application has been developed through the understanding of the guidance reference documents :

- a. Wiltshire Design Guide, 2024
- b. Technical housing standards – nationally described space standard, 2015
- c. Wiltshire Council: Waste storage and collection: guidance for developers, 2017

Proposal

The design is in keeping with the context and architecture massing of the settlement area and creates a flexible family home that provides high quality indoor and outdoor space that is adaptable for the long term changing needs of family life.

- The proposal brings to life a disused, over-grown site. The proposal consists of a 2 storey 3 bedroomed property with the following key considerations:
- Entrance to the south off Wesley Lane in keeping with neighbouring properties on the quieter side.
 - A compact form due to the constants of the root protection zones of the neighbouring trees
 - Living spaces orientated to south facing garden and Lime tree
 - Single bedroom to provide flexibility to be used as bedroom or workspace to accommodate the need for working from home.

Massing and form

- a. The property is designed with a pitched roof
- b. The street elevations follow massing of the surrounding two storey dwellings to Southfields and Wesley Lane
- c. The gable ends address the neighbouring bungalow and long views across the farmland
- d. The roof pitch drops to the south to create an entrance pouch, similar to the property opposite

Boundary treatment

The proposal is to replace the 1.2m fence with a 2.1m close board fence for privacy, safety (for children and pets), security and to reduce traffic noise.

The current fence is outside the ownership boundary, which was not made apparent when the land was purchased in 2023. The upgrade the fence we will be made as part of a Stopping Up Order under Section 247. This land is intended to be used as garden to create a denser planted area for amenity and biodiversity.

Materials

The dwelling will be constructed with robust details and materials. Material choice and detailing mean low maintenance for occupants and a long-life span to support sustainability. The robust detail will ensure the building looks as good in 20 years as it does when complete. Material choices are as follows:

- Walls to be brickwork with solider course detailing to lintels and sills providing a variety of textures to the facades
- Double glazed aluminium frame windows
- Tiled roof

Internal amenity

- The design has been guided by the Nationally Described Space Standards (NDSS)
- The proposal achieves a total GIA of appro122.8 sqm which is 20.8sqm above the two-storey 3b6p GIA requirement of 102sqm set out in the NDSS.
 - The proposed ground floor gives level access from driveway and level access to a WC.
 - The open plan nature of the design will create a spatially generous living arrangement with ample space for future flexibility of family living.
 - The inclusion of 2 showers and 3 toilets ensures that the long-term use by a single family is supported and encouraged.
 - Both double bedrooms are large enough for the inclusion of study areas.
 - All of the internal spaces have been designed to ensure that accessibility requirements set out in Part M M4(1) can be met, and that most of M4(2) can be met, although due to the site dimensions limitations, the ground floor WC and the first floor bathroom/shower room do not fully meet M4(2).

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

Extract of Table 1 showing the area required for 3b5p two storeys.

External amenity

Wiltshire Design guide states that garden area should be equivalent to footprint of House. The proposed footprint of the house is 72.9m2 and the proposed garden within the ownership boundary is 83.2m2.

The garden is south facing and is designed to create a connection with the internal living and dining spaces, enjoying free flow access to the garden and views of the adjacent Lime tree. The external amenity space provided is of high quality with ideal south facing aspect.

Flood Risk Assessment

Based on a review of the Government guidance of flood risk to the site, it is classified as low risk for Surface Water Flooding and Rivers & Sea Flooding.

Bins and Refuse

Waste and recycling are to be collected from the nearest adopted highway which is Wesley Lane. This is the same arrangement as neighbouring property, 1 Lamberts Marsh. The collection point (min 1.3x0.85m) is located as shown on site plan, and does not obstruct pedestrian pathway, highway or parking spaces. Collection point and storage area to comply with requirements set out in Wiltshire Council: Waste storage and collection: guidance for developers.

Table 1

Materials collected	Container type	Size	Quantity	Collection frequency
Residual waste	2-wheel bin	180 litre	1 ⁹	Fortnightly
Plastic bottles and cardboard (co-mingled)	2-wheel bin	240 litre	1 ¹⁰	Fortnightly
Paper, glass, cans, foil and textiles (kerbside sort)	Kerbside box	55 litre	2	Fortnightly
Garden waste (opt-in, chargeable service)	2-wheel bin	180 litre	1 ¹¹	Fortnightly

Cycle Storage

There is ample space for cycle storage adjacent to car parking, or though the side gate into the rear garden.

Transport

The site is less the ½ a kilometre to a Bus Stop on Frume Road, routes 94 and X34. With regular services to Frume and Chippenham. And infrequent services to Bath.

Parking is provided onsite for 2 cars. Due to the compact nature of the site, and the island arrangement of highway to north and south, the site has an in/out parking arrangement as proposed in the PIP.

Conclusion

This proposal for a 3-bedroom, 5-person dwelling has been carefully designed in accordance with the key principles set out in the Wiltshire Design Guide and National Space Standards. The layout, form, and orientation of the house respond sensitively to the constraints and opportunities of the site, ensuring an efficient use of space while maintaining privacy, light, and amenity for both occupants and neighbouring properties.

The design promotes high-quality, sustainable living with a clear structure, human-scale detailing, and materials appropriate to the local character. It is an inclusive design to ensure usability for a wide range of residents, and the ever-changing needs of a family. The dwelling achieves a careful balance between respecting the local context and delivering a contemporary, energy-efficient home that contributes positively to its surroundings.

In summary, this proposal demonstrates a considered response to the Wiltshire Design Guide’s criteria—delivering a well-integrated, functional, and attractive home that reflects best practice in place-making and design quality.