



Rowden Hill
Design and Access Statement

Sept 2025

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Introduction

This statement accompanies a hybrid planning application for Rowden Hill, a site containing a mixture of existing historic buildings and land, which we are proposing to renovate and develop into a variety of housing types to suit local need.

The site is in the centre of Chippenham, 15 minutes walking to the mainline railway station, with adjacent bustops and a host of local amenities within easy walking distance.

Previous Pre Application Enquiry reference ENQ/2023/01224 was made by NHS property services on this same site. Following Wiltshire Council feedback, we have updated the previous scheme in line with the council's recommendations.

The site was most recently used by the NHS, but currently all the buildings are vacant. We would like to bring these buildings back into use to retain and improve this historic part of Chippenham. 51 and 53 Rowden Hill are both listed buildings on the site, whilst 49 Rowden Hill is curtilage listed. We are proposing to sympathetically renovate and create new high-quality dwellings from these existing buildings.

Alongside this, this application seeks full permission to create a single new 2 bed self build home the outline application to the wider open site looks to create 6 new self-build homes of various sizes in line with the design guidance included in this document.



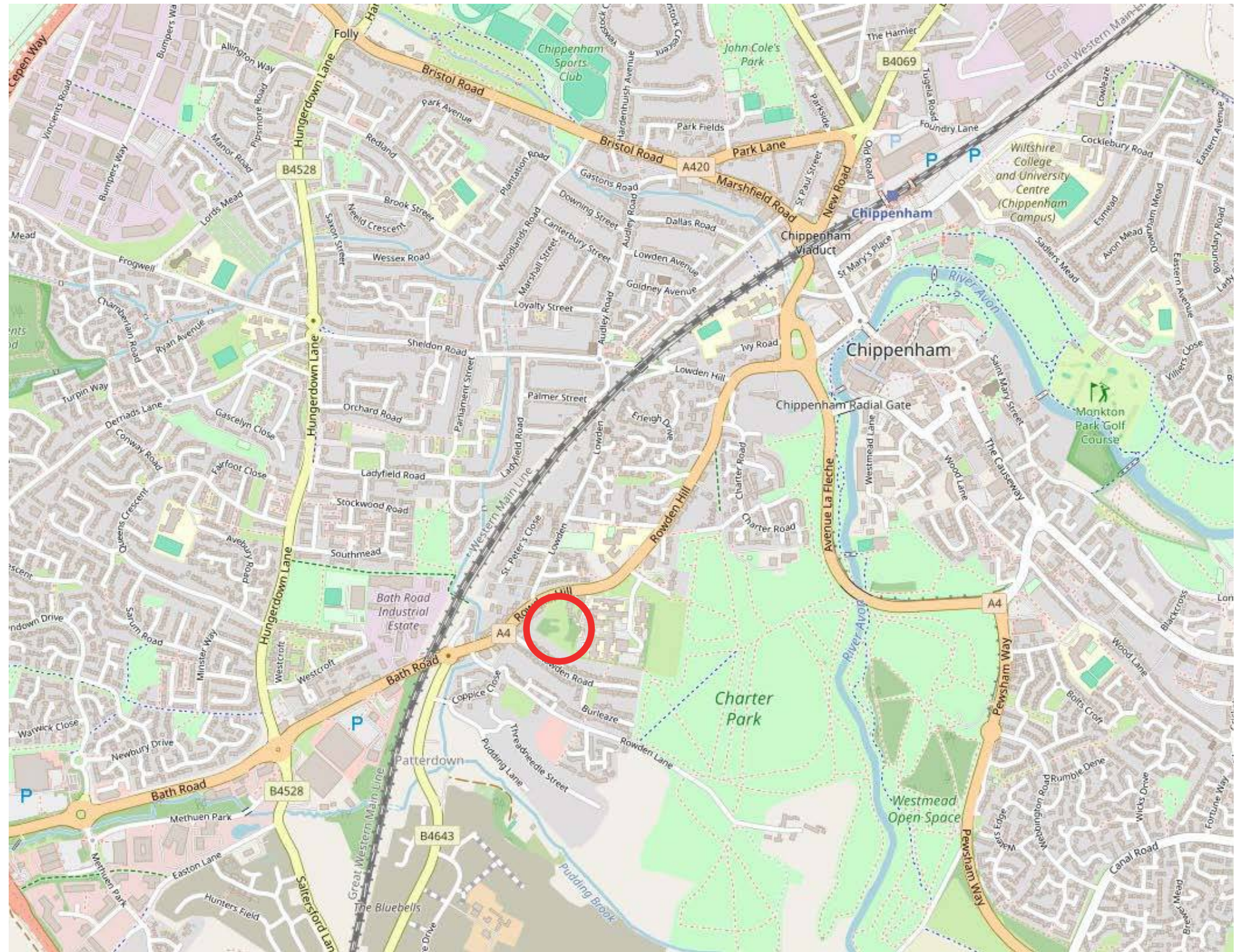
Context

The site is in a town centre location in Chippenham, which is designated as a Principal Settlement in the Wiltshire Core Strategy.

The main A4 Bath road abuts the site to the north and the site is surrounded by built form on all sides. To the east, Chippenham Community hospital is a large Grade II listed building with associated modern additions. To the south and west there is a mixture of detached residential properties varying in height between 2-2.5 storeys.

The site is within easy walking distance of numerous amenities including shops, services, schools, a mainline railway station and open green space. There are numerous local bus stops next to the site. Chippenham itself is a large town within Wiltshire circa 14 miles from Bath and sharing a railway line with Bristol and London.

Future users of the site will enjoy a host of local amenities and sustainable transport options.



Site

The site measures approximately 1.06 hectares (2.62 acres), and contains a mixture of existing buildings and un-developed land.

The site is not in any designated areas..

There are two Grade II listed buildings on the site, No. 51 Rowden Hill, and No. 53 Rowden Hill otherwise known as Rowden Hill House. An additional building, 49 Rowden Hill is curtilage listed through its relationship to Rowden Hill House. For further details and history of these listed buildings refer to the attached Heritage Statement.

A large, low quality flat roofed building currently links Nos. 53 and 49. All of the buildings are currently vacant after their last previous use by the NHS.

A large part of the site is also currently undeveloped. This contains a variety of mature trees, which have been surveyed and managed prior to submission of the application the remaining high quality trees will wholly be retained as part of the proposals.



Site hierarchy

Much of the built form is to the northeast of the site.

No 53 Rowden Hill, otherwise known as Rowden Hill House, is the largest and grandest building, built circa 1860.

No. 51 is another large Victorian ashlar stone house, which fronts the highway with its principal facade.

No. 49 is a lesser brick built terrace of houses which was likely built as stabling and accomodation adjacent to the neighbouring hospital.

Due to the site's prior use by the NHS there is a modern linking building which detracts from the other buildings on site.

Much of the rest of the site is open grassland with mature unmanaged trees, as a remnant of the historic Rowden Hill House estate.

- 1. No. 53 Rowden Hill - Grade II listed
- 2. No. 51 Rowden Hill - Grade II listed
- 3. No. 49 Rowden Hill - Curtilage listed
- 4. Low quality prefabricated building
- 5. Existing accesses to A4
- 6. Large open site with numerous trees



Site History

The plan form of the site is relatively unchanged since its construction in the late Victorian era. On the first map to the left from 1886 you can already see the basic site layout. The buildings have always had a close relationship with what is now Chippenham Hospital to the east, which was originally built as a workhouse.

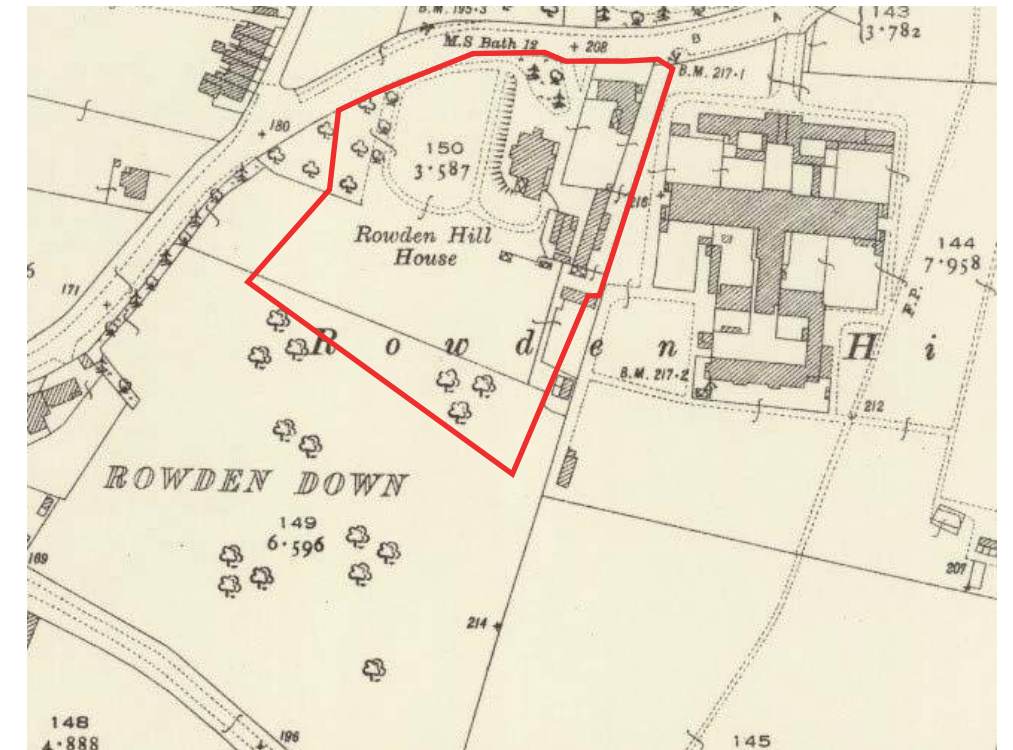
The wider cluster of built form around the site was called Rowden Hill, and formed a semi-rural settlement on the edge of Chippenham town. In 1926 land to the south is noted as Rowden Down, and is indicated as an estate type landscape with mature well spaced trees.

By the late 1930s the neighbouring housing estate has been constructed and changes the character of the site from more rural into more of the town landscape we see today.

For significant further detail into the history of the site see the Heritage Statement attached to this application.



OS map of the site from 1886



OS map of the site from 1926



OS map of the site from 1937



Aerial photo from the 1950s

Historical appraisal

Rowden Hill House (No. 53) was Built circa 1860. It is constructed from limestone ashlar with numerous decorative features, some of which are now missing. Many sash windows still survive in a variety of conditions. Internally many features survive but have been covered and partitioned by the building's conversion into NHS offices.

No. 51 was built before 1875 and retains much of its original character and features. The plan form of a large grand townhouse is still legible internally, although as with 53 much of the features have been masked by modern accretions.

No. 49 was likely built as stabling and grooms accomodation for the associated grander houses of 51 and 53. Much of the fabric internally and externally is of low significance or a modern addition.

Significant further detail is provided in the attached Heritage Statement.



No. 53



No. 51



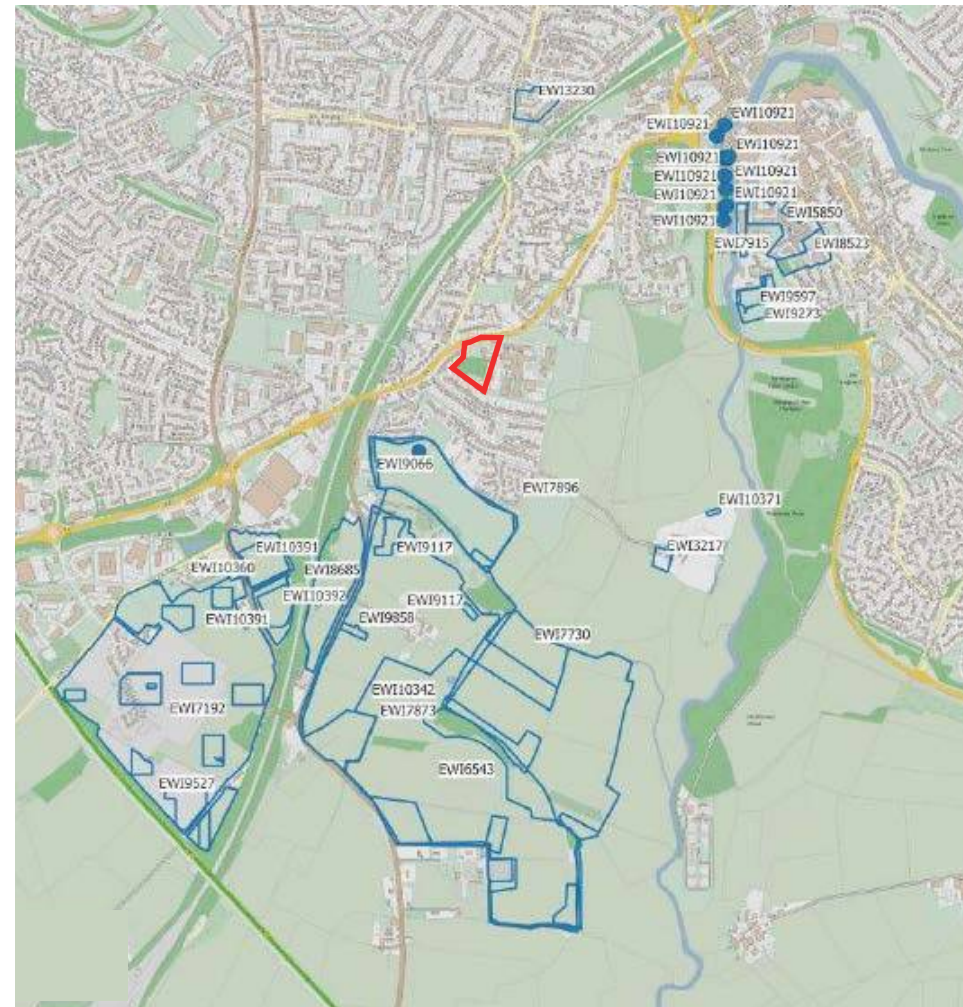
No. 49

Site archaeology

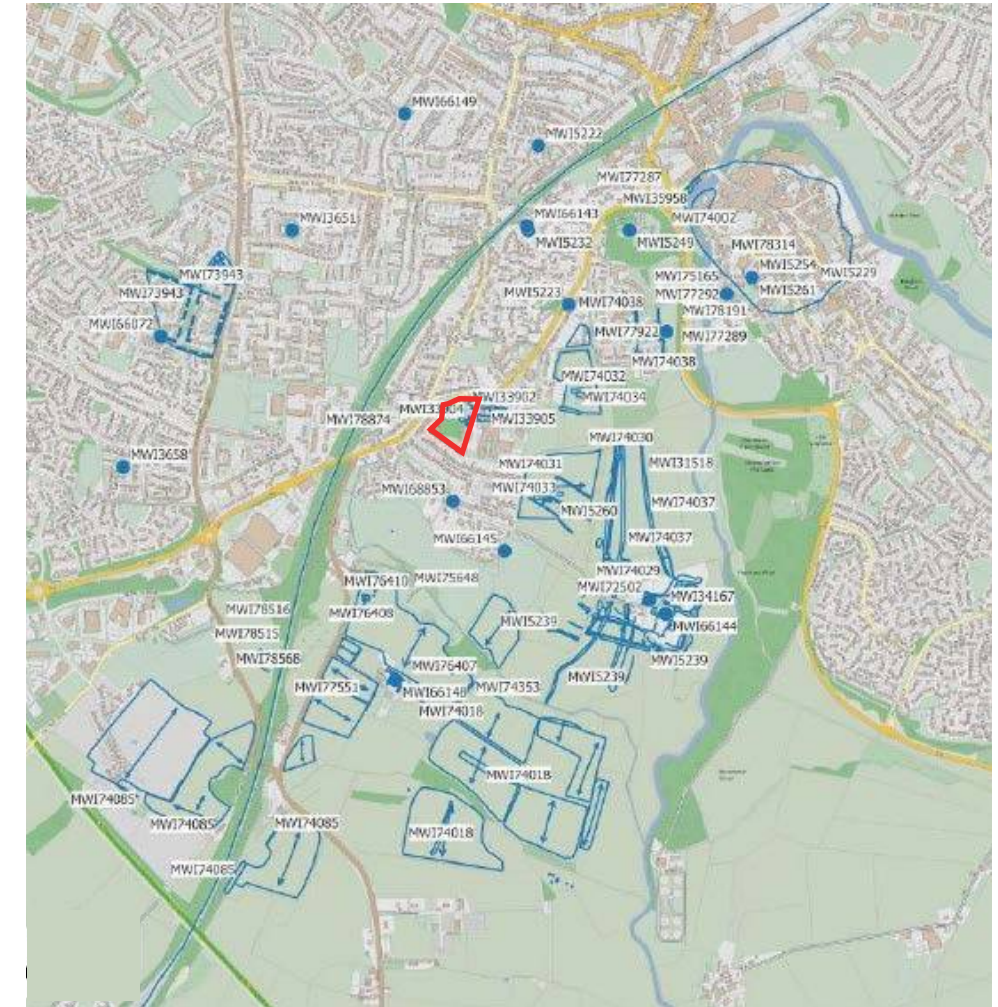
Following feedback from Wiltshire Council at Preapp stage, a desk based archeological survey was undertaken. This report found that there was the potential for archaeology on the site, and that any development could disturb this if not investigated further.

There is evidence around the site for prehistoric activity, particularly to the south, with funerary activity present 250m away. Therefore it could be possible to encounter locally significant evidence of prehistoric activity on the site. There is also potential to encounter evidence of locally significant Medieval agriculture on the site.

The report concluded that a further program of intrusive archeological evidence should be completed to understand the extent, nature and significance of potential deposits. More detail can be found in the report which is attached in the appendices. It is proposed that these surveys will be undertaken prior to submission of the reserved matters application for the self build dwellings that have potential to disturb the artefacts.



Archaeological events near the site



Archaeological sites near the site



Our Proposal

Design

This Design and Access statement supports a hybrid application consisting of a full planning and an outline planning element. The full planning element of this application is to return the listed buildings into residential uses, as well as 1no self-build dwelling. The outline planning element of this application is for 6no self build homes.

The listed assets will be converted as follows. No. 51 will be returned into use as a single 5 bedroom family home with associated garden and parking. No. 53 will be converted into 5 flats, utilising both floors and the loft space. The basement of No. 53 will be retained as storage for the flats, whilst an area on the ground floor will be allocated as communal space. No. 49 will be converted into a row of terraced houses with gardens. The modern flat roof linking building detracts from the heritage assets and will be demolished.

This is following the advice received under Preapp Reference ENQ/2023/01224. We are proposing to retain No 49 as we feel it contributes historically to the site, is in good condition and is fit to be refurbished. In addition, we have significantly reduced the number of proposed new build homes from 16 to 7, to allow for a higher quality public realm and the retention of more trees.

On the southern end of No. 49 we are proposing an additional single 2 bedroom home, separated from No. 49 by approximately 3 metres to allow rear access to the terraces and their bike sheds. The form of this house has been carefully considered to echo the form of the existing No. 49 building.

We are proposing that 6 self build homes will be built on the southwest corner of the site. This will allow most of the site to be left as open green space, and the retention of all of the viable existing trees. These self build plots will be of the highest standard of contemporary architecture as per the attached design guide.



Sustainable Energy Strategy

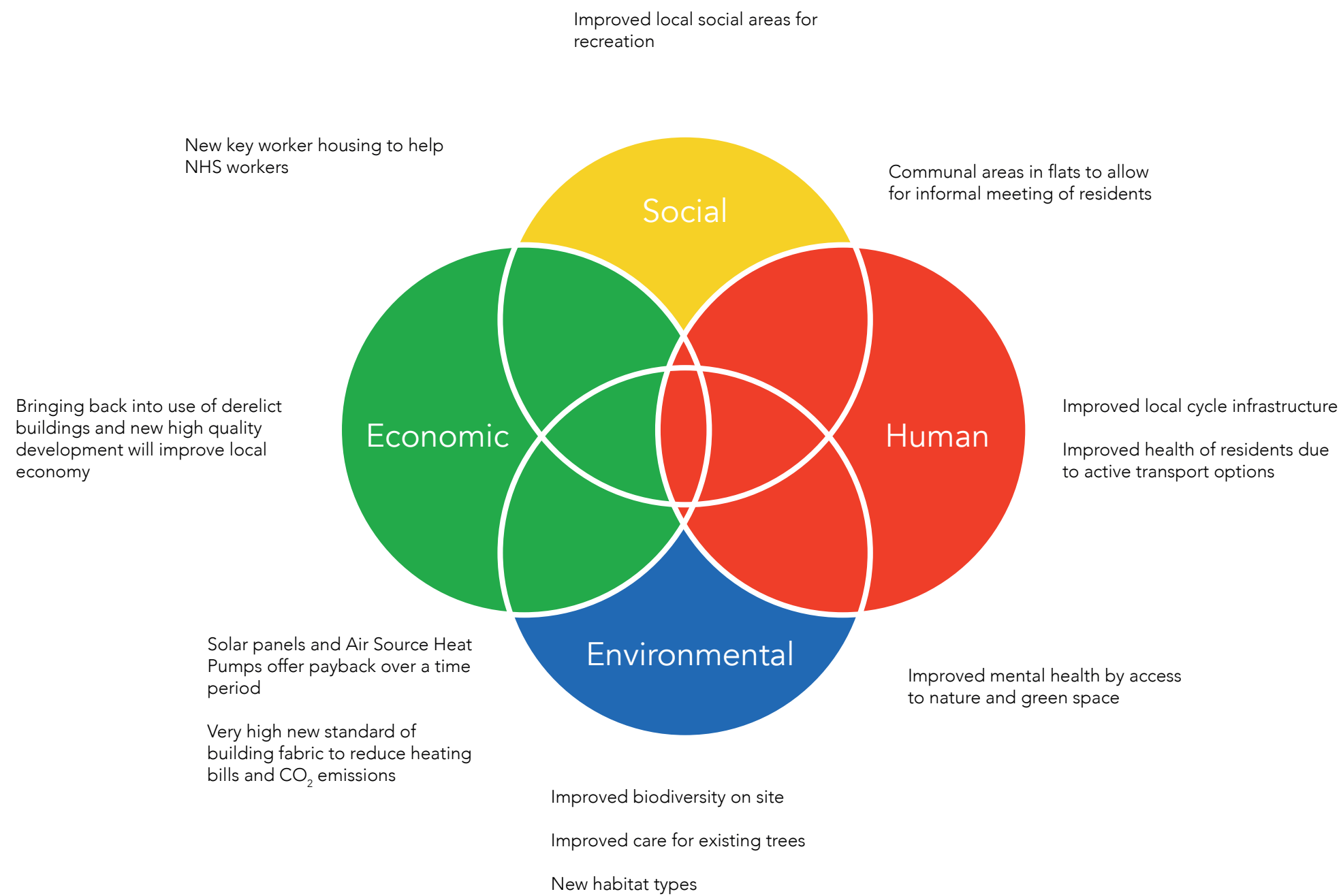
Sustainability has been at the forefront of the designs from the start of the design process. We want this to be an exemplar project for Wiltshire to set the standard for new residential development.

Due to the site's location, active travel to local amenities will be prioritised over car use. We are providing ample cycle storage to each home and the design of the access road is to allow for a shared cycle and pedestrian path alongside.

We are bringing back into use several derelict buildings with the associated embodied carbon saving over a demolish and rebuild option. We have taken the approach of retaining the maximum amount of built fabric, with only the repairs as necessary to facilitate the conversion. Where fabric improvement is required, internal wall insulation will be used to retain the external appearance of the buildings. This will be designed and installed to maximise insulation while adhering to the principles of BS7913. The new elements will be detailed to new building regulations with construction standards providing a high level of energy performance.

For the self build houses we are taking a fabric first approach where a highly insulated envelope will be used to reduce heat losses and heating bills. All of the houses on the site will be heated by Air Source Heat Pumps (ASHP), to reduce the carbon associated with heating. Electricity for this will be in part provided by PV arrays on each house. Electric car charging points will be provided at each house.

As a wider social sustainability goal, we are providing a large variety of house and flat types all together on the same site, so that there will be a variety of future residents from large families to young people and retirees. This is combined with ample external recreational and play area which should help to create a strong community on the site and within the wider locale.



Sustainable Energy Strategy

Sustainable Transport

We have taken inspiration from Wiltshire Council’s strategy of avoid, shift and improve in order to design the transport strategy for the site.

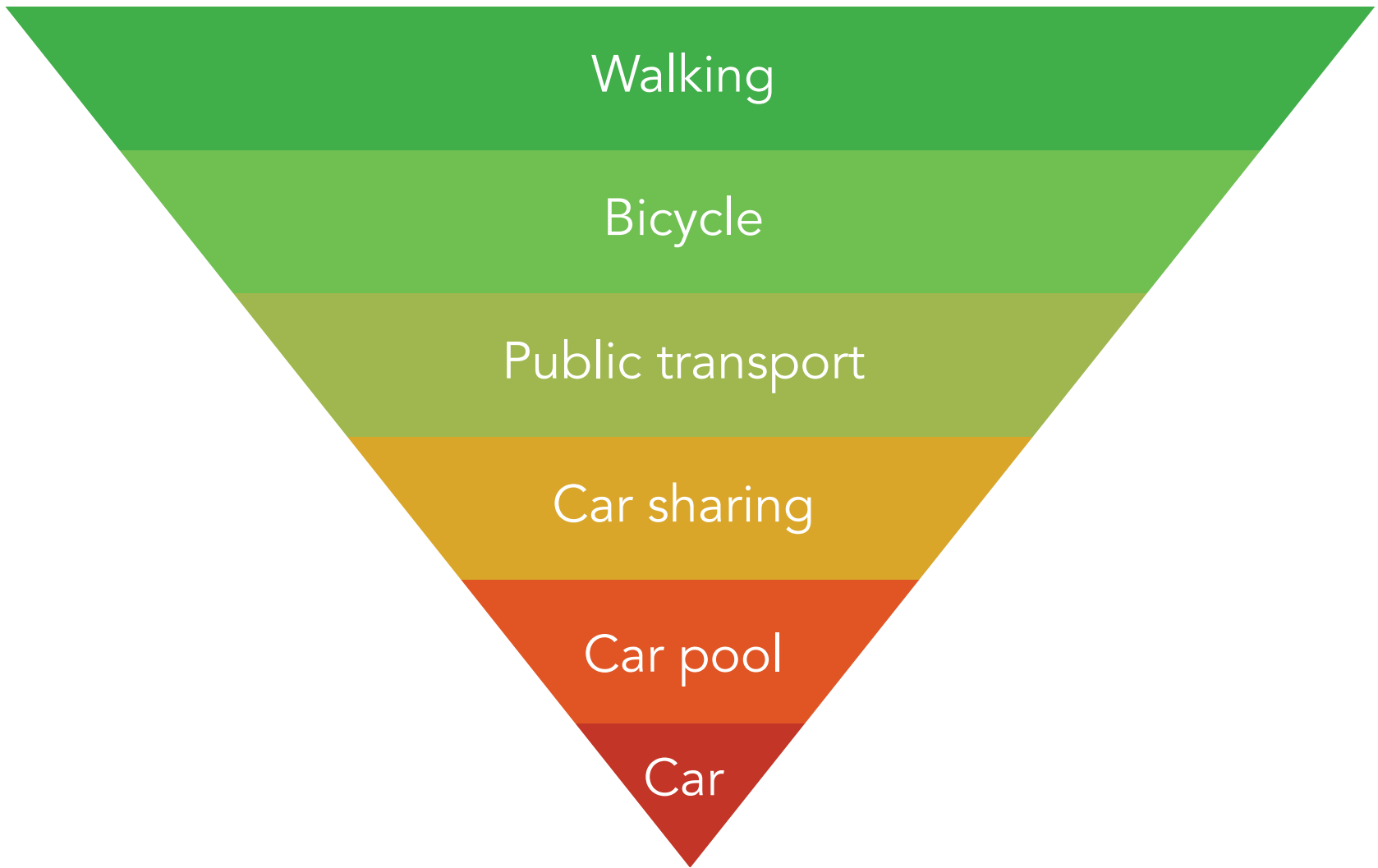
Car journeys will be avoided through the site’s town centre location and proximity to local amenities.

As suggested by the Climate Team response to the Pre Application advice, a new pedestrian/ cycle link is proposed through the site to allow new residents to easily access further transport links. In the future the A4 has been designated as a cycle route and our design will be ready to link into this.

Wiltshire Council’s LTP3 Cycling Strategy has been used as the basis for the implementation and use of cycling within the development. Secure and convenient cycle storage will be provided for all of the homes, as well as bicycle visitor parking. This will meet the standards set out in LTP3.

There are numerous bus stops in the vicinity which connect to distant locations as well as the mainline railway station a 15 minute walk away.

EV charging for future residents has been carefully considered with a move towards parking spaces closer to domestic curtilage. Numbers 51, 49e and the self build plots will all have in curtilage parking and therefore straightforward EV chargers. The apartments of 53 and terrace of 49 will use grouped parking but the spaces are significantly closer to the buildings in this scheme and therefore easier to install EV points.



Sustainable Energy Strategy

Operational Carbon

We advocate for a fabric first approach for operational carbon. This will involve significant insulation works to all of the existing buildings whilst respecting their listed and historical nature. The largest Operational Carbon savings will be made on the new build elements of the scheme, which we are targeting as Net Zero in use and construction.

No 51

This will be insulated at ceiling level at first floor and any new glazing units will be slimline double glazed to improve over the existing whilst retaining its historical character. The house will be heated with an ASHP.

No 53

Due to its conversion into flats the form factor of each flat is relatively low, which will reduce heating bills for residents. The existing roof slope will be insulated at rafter level whilst maintaining suitable ventilation to prevent interstitial condensation. All new glazing and replaced units will be double glazed. The flats will be individually heated by air source heat pumps in the external light well next to the basement of the building.

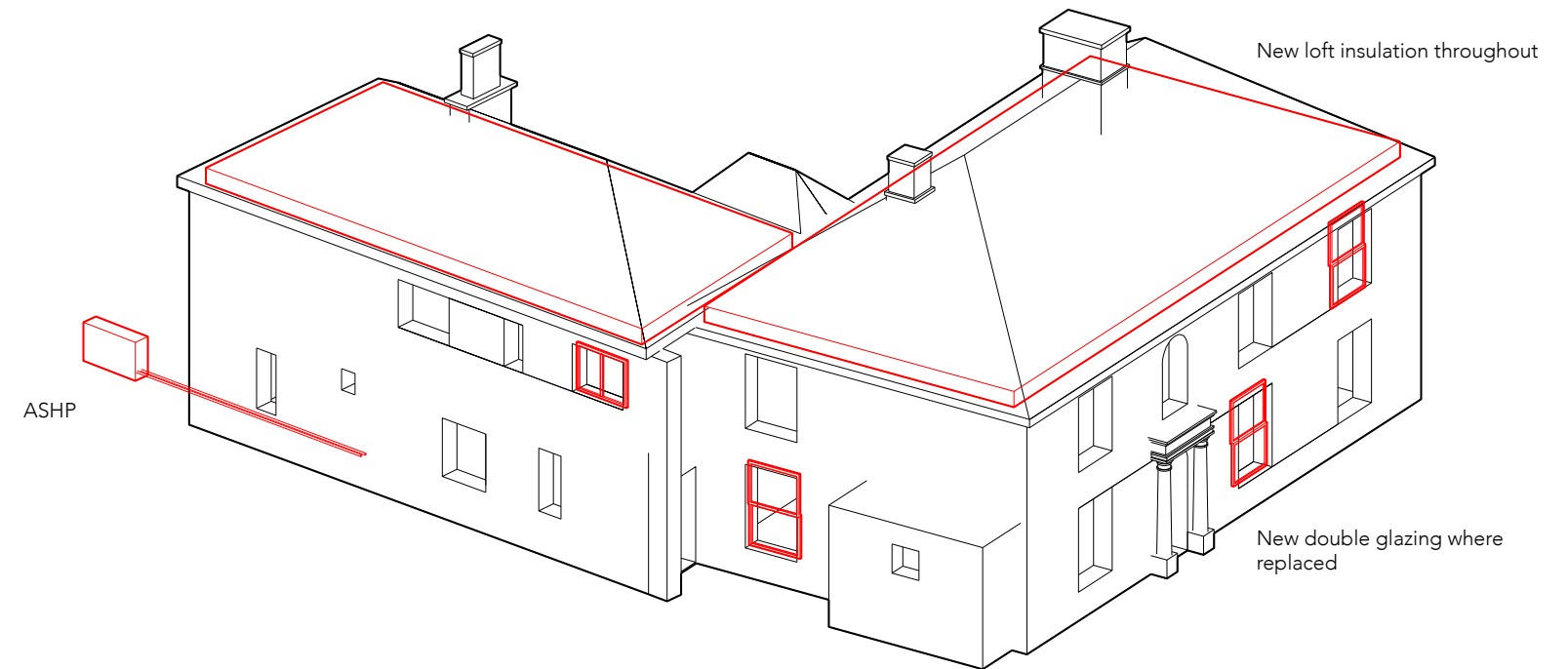
No 49

All of the existing modern metal low performing sash and casement windows will be replaced with new energy efficient double glazed timber framed units. The terrace will be insulated at ceiling level. Each house will be individually heated with its own ASHP, using electricity generated from a new PV array on the roof.

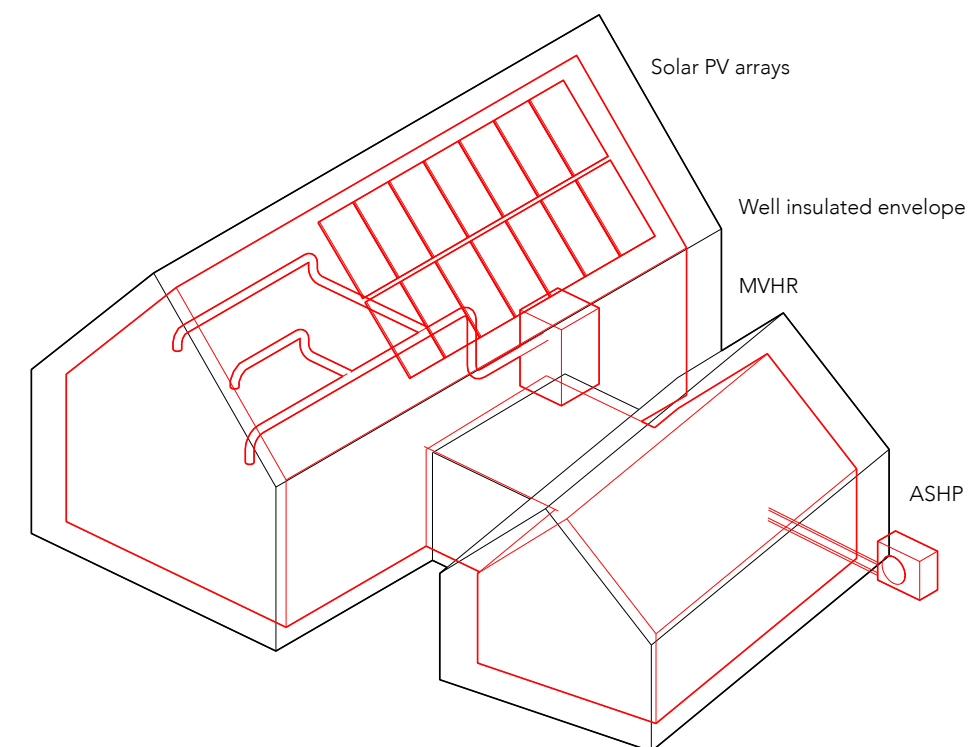
No 49e & Self Builds

We are targeting Net Zero in use energy for the new houses on the site. This will be achieved by high levels of insulation, airtightness, MVHR, renewables and ASHP heating systems.

The orientation of forms shown on the self build element is currently indicative but this can easily be optimised plot by plot to achieve the balance of solar gain and daylighting to reduce energy need.



Fabric first approach - historic building



Fabric first approach - new build

Sustainable Energy Strategy

Embodied Carbon

'The greenest building is the one that is already built', and therefore our design offers significant Embodied Carbon savings by bringing back into use vacant existing buildings.

Following Pre Application advice we are no longer proposing to demolish No 49 and therefore this has a significant embodied carbon saving. The flat roofed modern building on the site has reached the end of its life and would be complicated to retain as well as detracting from heritage assets. However we propose that this building will be recycled on the site in the form of hardcore to reduce materials being brought in.

Historic buildings - No 49, 51 and 53

We have a joint heritage and sustainability strategy with the treatment of the historic assets on the site. These will be reused, repaired wherever possible and with minimal new addition. This light touch approach respects the historic fabric as well as reducing new materials being brought in with associated carbon costs.

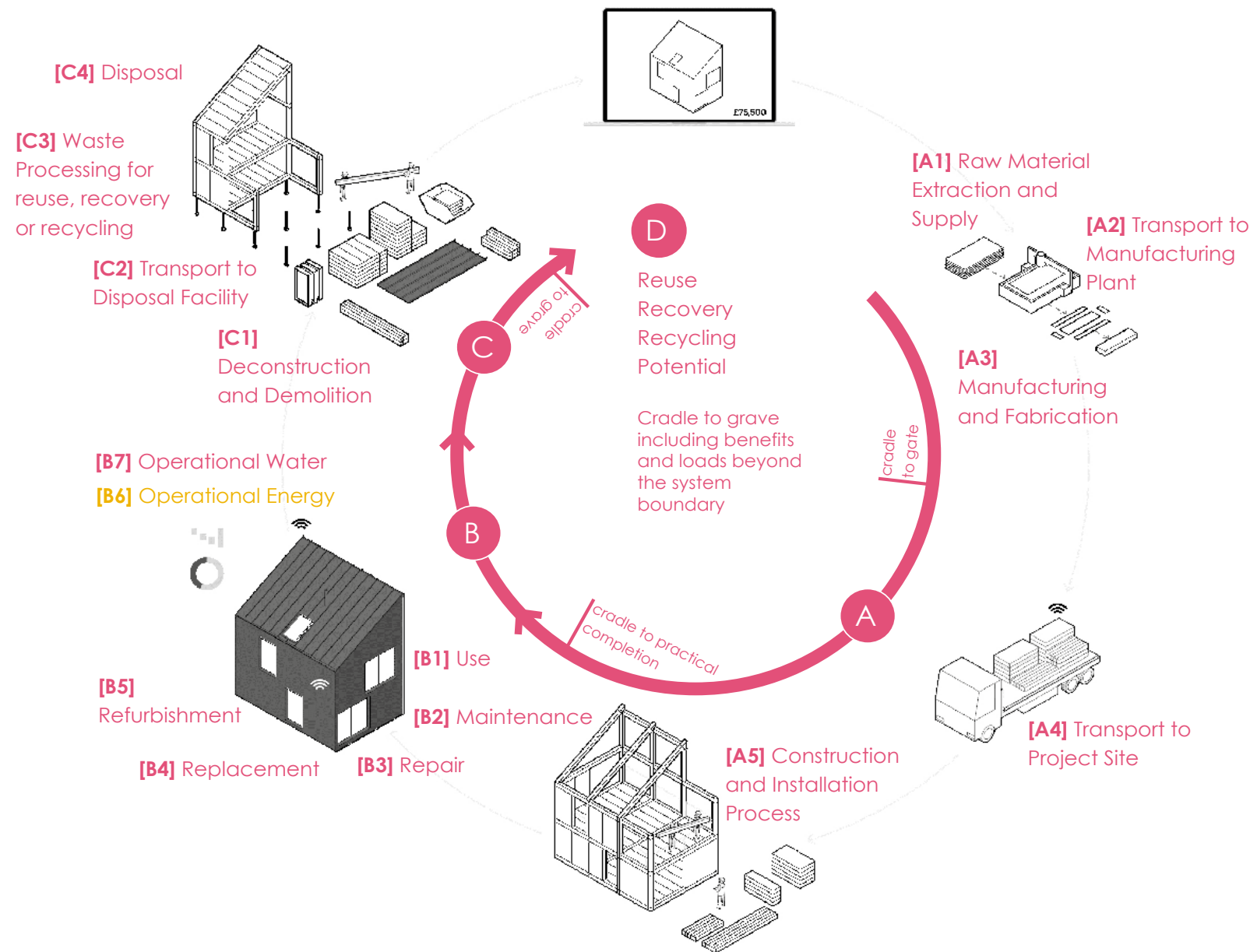
New buildings - 49e and Self Builds

We are targeting that all of the new build houses will be Net Zero both in use and in construction, and therefore we will be prioritising timber structurally as a carbon sequestering material.

We will prioritise recycled and natural materials for the construction of the new buildings on site. The external cladding materials will be controlled through our design guide, and these have been chosen to be low embodied carbon.

Through the design process with the self builders we will always push for lower carbon materials and construction processes, with an awareness of the life cycle processes outlined in the diagram to the left.

We are carefully designing the proposed levels of the site to reduce cut and fill operations as well as reducing materials removed from site with their associated embodied carbon.



Life cycle assessment diagram source LETI Climate Emergency Design Guide
<https://www.leti.uk/cedg>

Sustainable Energy Strategy

Climate change adaptation and mitigation

We have designed a significant number of nature based solutions within the scheme to cope with climate risks including heatwaves, flash flooding and overheating.

Heatwaves

We are retaining and enhancing a significant number of trees on the site as part of the design. The significant amount of trees, grassland and wetland areas proposed will reduce on site temperatures and provide shade to pedestrians.

We are proposing a small amount of tarmac in comparison to a conventional development. The parking courts will be finished in a semi compacted hoggin mix which will have a lower surface temperature than black tarmac.

Flash flooding

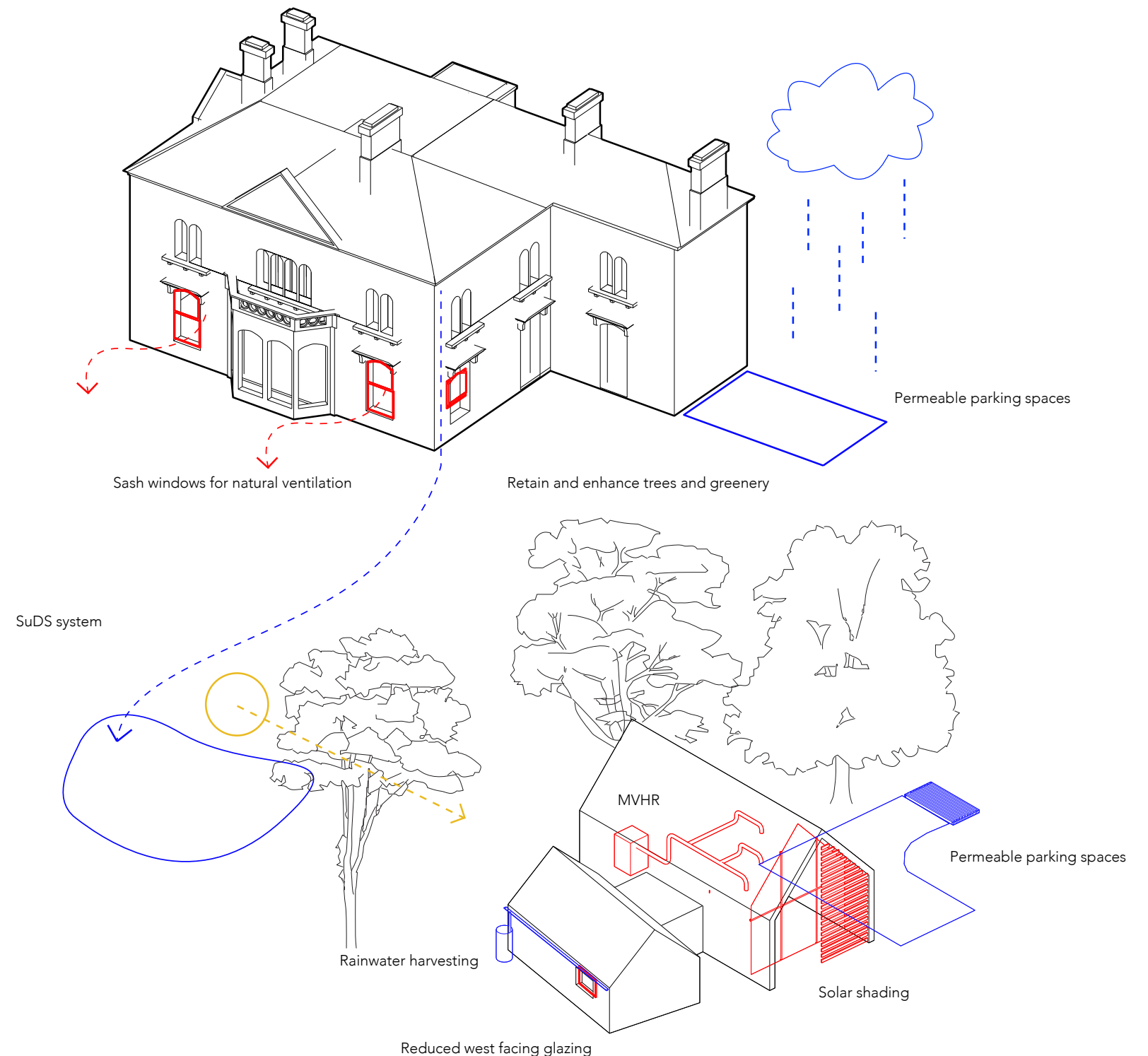
Much of the site will be left as soft landscaped grassland with trees which will slow water movement through the site. We have also designed a drainage strategy with SuDS and on site attenuation which will reduce the load on the surface water sewer.

During the design process of the self build plots we will also implement SuDS design along with potential rainwater collection and storage for use externally.

Overheating

The existing historic buildings on the site have relatively thick masonry walls which will act as a large thermal mass, reducing daytime internal temperatures. We are retaining the sash windows throughout which have a large opening area for natural ventilation.

Each self build plot will be designed and orientated with overheating in mind. West facing glazing will be minimised along with the use of external shading, shutters or internal blinds. We expect most of the self build plots also to use MVHR which helps to reduce overheating. The new builds will also adhere to the new Building Regulation Part O which deals with overheating.



Site Access and Highways

The pre-app proposal showed the site to be accessed through the existing hospital site however due to discussions with the hospital and feedback received at pre app stage this has now been changed to keep all access and egress within the existing site.

The guidance of LTN 1/20 has been used to design the pedestrian/ cycle path. We have used the 5 key tenets of: Coherent, Direct, Safe, Comfortable and Attractive in order to make the cycle path accessible to all. In turn this will encourage the use of active transport modes and promote health and wellbeing of residents.

The design for the access road has been carefully considered to work with the site terrain and also to give the self build plots ample garden spaces. The shared cycle path will be lit with appropriate low level lighting to provide visibility whilst retaining the darkness required for local ecology.

These works will require the removal of a part of the boundary wall to the A4. The affected part is a later lower quality stone infill, and this will be replaced with a higher quality new wall to match the historic elements.

The existing access to the west of No 51 will be retained and used as a new principal access for the site. This will form a single carriageway one-way 3.6m wide road surface, which provides car and bin lorry access to the homes. This will be accompanied with a 3m shared bike/ pedestrian path as well as a 1.5m overrun to the other side to allow for turning radii. This new road alignment will save a significant number of trees as well as simplifying access to and from the Bath Road.



Existing street elevation from A4



Proposed street elevation from A4

Ecology & Trees

We are proposing a Biodiversity Net Gain within the site boundary which we envisage will both help the local environment as well as providing a pleasant outdoor space for local residents. Significant detail on the ecology of the site is provided in the Preliminary Ecological Appraisal.

Overall, the site will benefit from a significant biodiversity net gain through a raft of new planting. Improving the sites natural ground condition impacting permeability and pollinator friendly species, as well as a significant band of un-managed landscape to the periphery of the site furthest from human interaction.

Following a detailed arboricultural survey and Pre Application feedback from Wiltshire Council, as many trees as possible will be retained and enhanced in the proposal. As the Pre-App significant trees are maintained where possible in the public realm to minimise the chance of later removal. Alongside this, we are proposing significant new native tree planting, as well as caring for the existing trees.

Biodiversity enrichments such as bird and bat boxes are proposed for the trees, as well as a new wildflower meadow and mixed shrub planting. We are also proposing an attenuation pond which as a body of water is a new type of habitat in the local area. Nearby to the pond we are proposing a hibernaculum which provides a habitat for invertebrates and other species.

Private garden spaces will be required to leave interconnectivity with hedges and wire fences that allow the movement of species between the gardens.

Attenuation pond



Hibernaculum



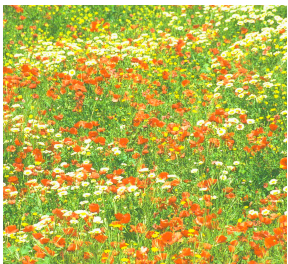
Existing and new trees



Space for veg growing



Wildflower meadow



Loose surfaced paths



Bird boxes



Bat boxes



Parking

Parking has been designed with consideration that this is a town centre site with many walkable or cyclable amenities very close by. One of the criticisms of the previous scheme was the large parking court in the heritage setting of Nos. 51 and 53.

This has been amended and instead we are proposing parking to be more scattered throughout the site to avoid an overcrowding of parked cars. We are proposing a permeable surface of hoggin for parking, which is also attractive in the setting of the listed buildings.

Parking standards

Bedrooms

1	1 space
2-3	2 spaces
4	3 spaces
Visitor	0.2 spaces per dwelling (unallocated)

No. 51	5 bed house	3 spaces
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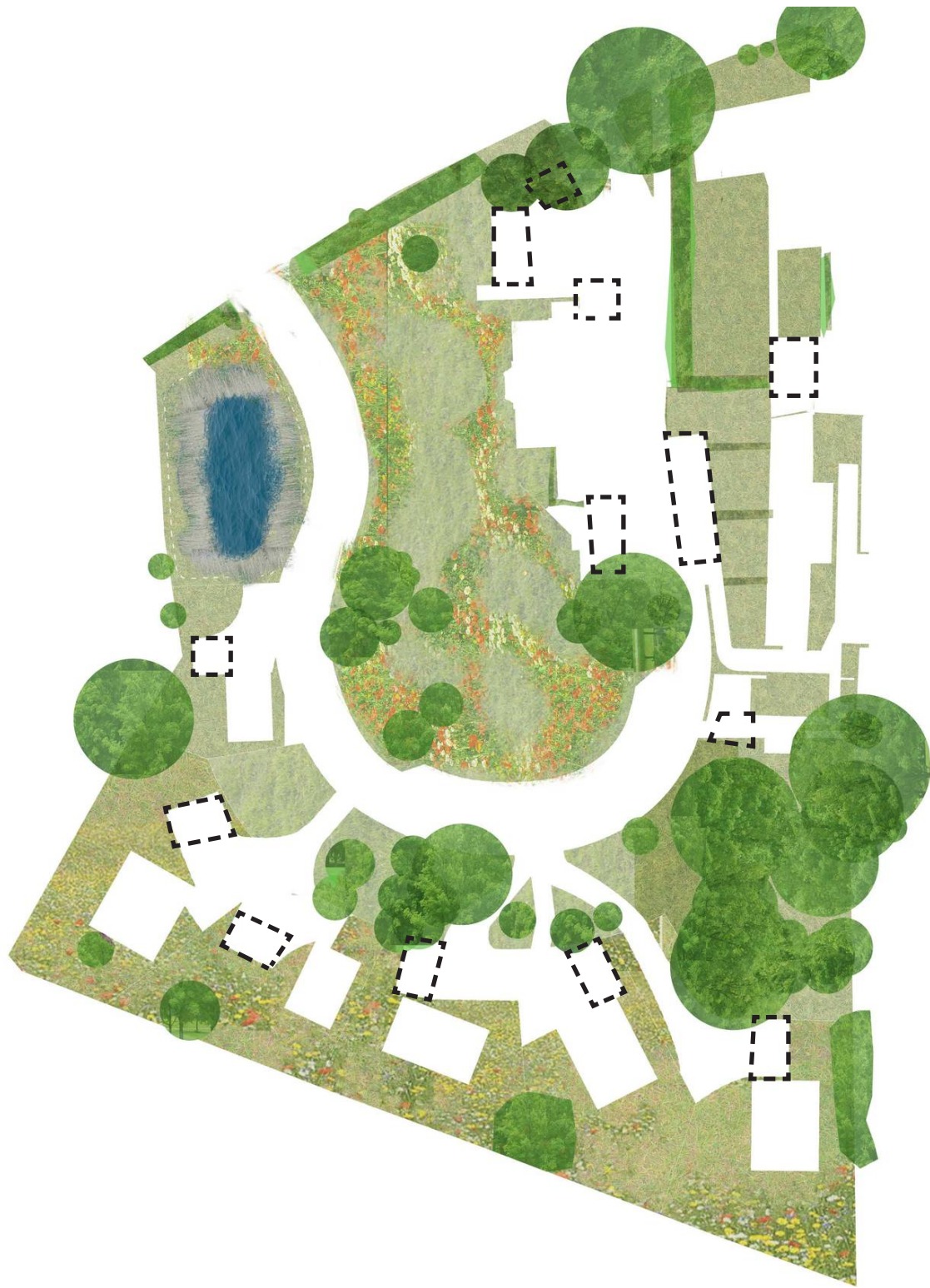
No. 53	5 x 2 bed flats	10 spaces
Visitor		2 spaces

No. 49	4 x 2 bed houses	8 spaces
Visitor		1.6 spaces

No. 49e	2 bed house	2 spaces
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Self builds	Spaces on each site dependent on plan	
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Further detail is provided in the Transport Statement attached to this application.



Precedent - parking court at national trust properties

Waste

Wiltshire Council's technical guidance on the storage and removal of waste has been adhered to. Each unit has an area for the storage of waste both recyclable and residual, and these are placed well within the distances set out within the guidance. The access road has been designed with the width of a refuse lorry in mind with a 1.6m overrun to allow for turning. The scheme has been designed to meet the requirements of BS 5906: 2005.

Drainage and flooding

Significant detail on the surface and foul water drainage is provided in the Drainage Strategy. Broadly, the site will retain and improve the existing foul water system with new connections and improvements where needed.

For surface water run off, an attenuation pond will be provided on the northwest corner of the site, which will slow surface water run off from the site. All proposals have been designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDS Manual (C753).

The site is not considered to be at risk from flooding and is in Flood Zone 1.

Further information is provided in the soakaway testing report attached to this application.



- - - - - From bin store to road - max 30m
- - - - - From house to bin store



Bin store for individual houses



Commercial bin store for no. 53

Visual Enhancement to the Public Realm

Great care has been taken to enhance the views from the public realm onto the site. We are proposing to retain the green open space to the west of Rowden Hill House, to preserve the view of the house in its setting.

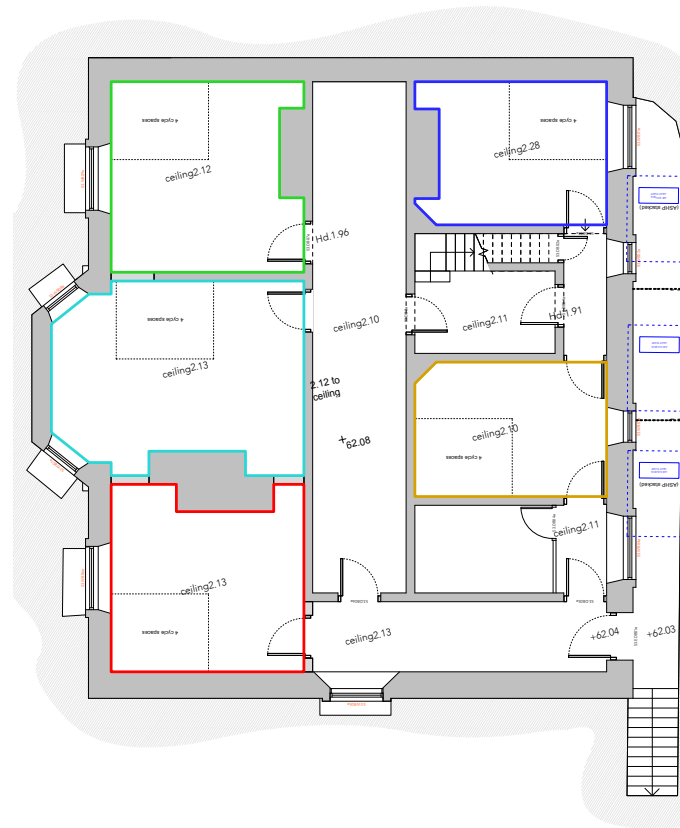
We are opening the green realm to the public both visually and physically. The high hedges and walls will be opened through our proposed new access to create an open parkland adjacent to the road which will rejuvenate the entire section of the A4, celebrating the existing avenue of trees further up the hill.

Although outline only the mass of all new buildings is pushed right to the back of the site to associate it with the existing built form of the town.

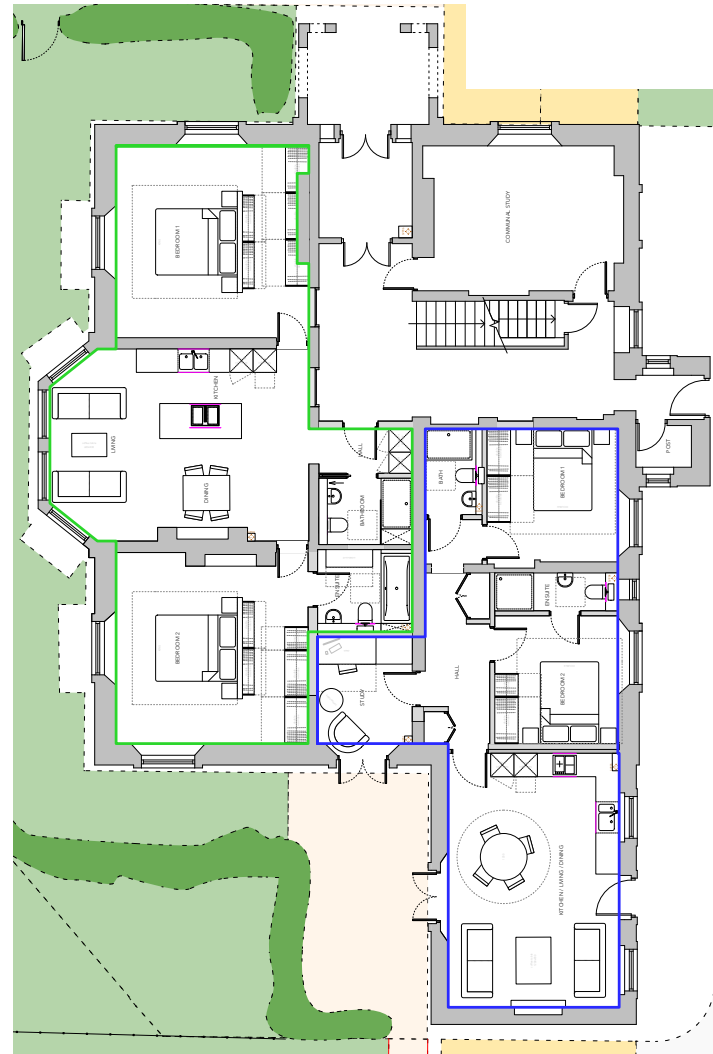


Sketch artist impression showing the newly proposed highways egress location opening the public realm into the existing and enhanced parkland setting

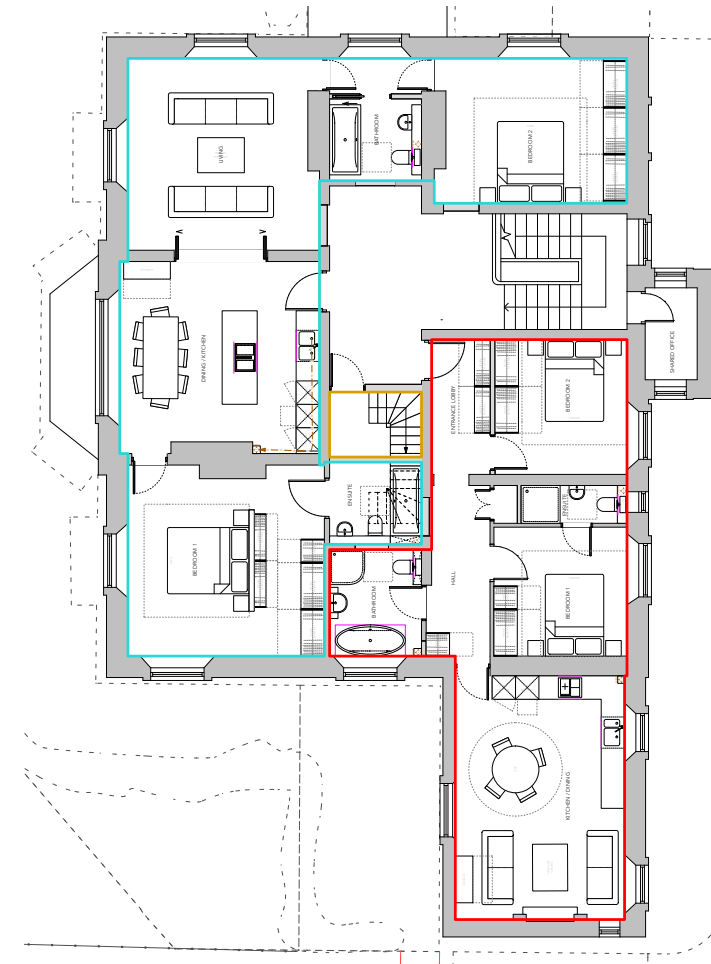




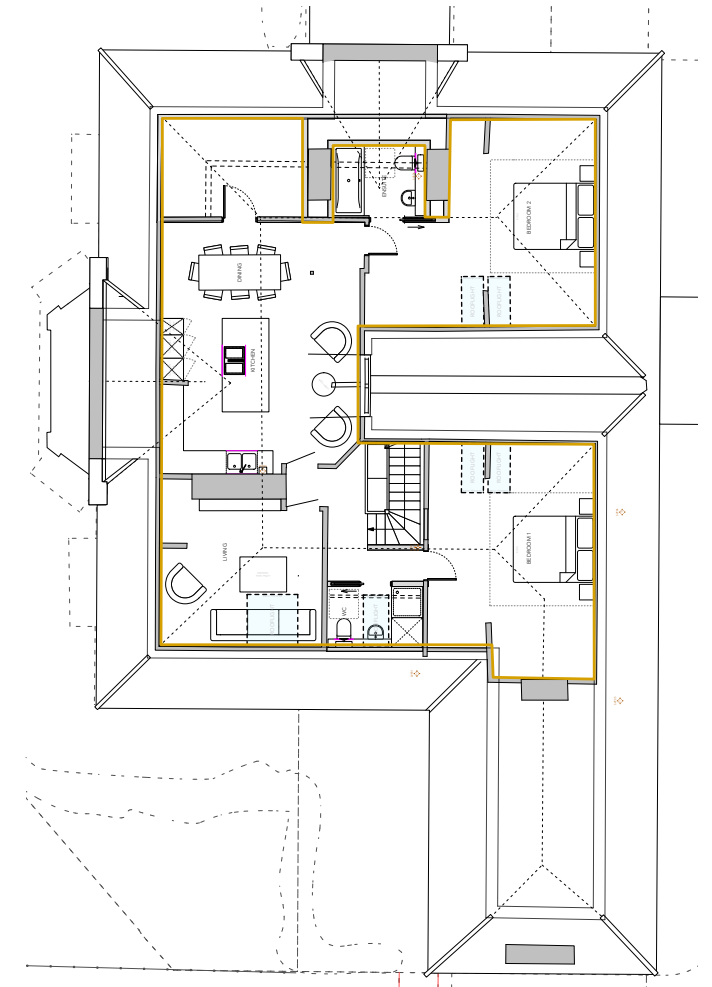
Basement plan



Ground floor plan



First floor plan



Loft plan

No. 53 will be converted into 5 flats with the associated communal areas at ground floor level and individual storage areas in the basement.

We are proposing to retain the historic form and details of the original house. Later modern partitions and unsympathetic additions will be removed. We are looking to retain and repair the existing grand staircase which is one of the most important features of the building.

At first and ground floor we are proposing 2no 2 bedroom flats per floor as this allows the retention of the maximum historic fabric. A

new staircase with detailing to match the existing will be used to give access to an additional 2 bed flat in the loft space. This will be internally insulated sympathetically with careful consideration of interstitial condensation.

The exterior of the building will be retained in its original form. Repairs will be undertaken where necessary including to the windows and doors. New timber framed glazed doors are proposed at ground floor level which will have detailing and construction to match the existing historic doors.

No. 51

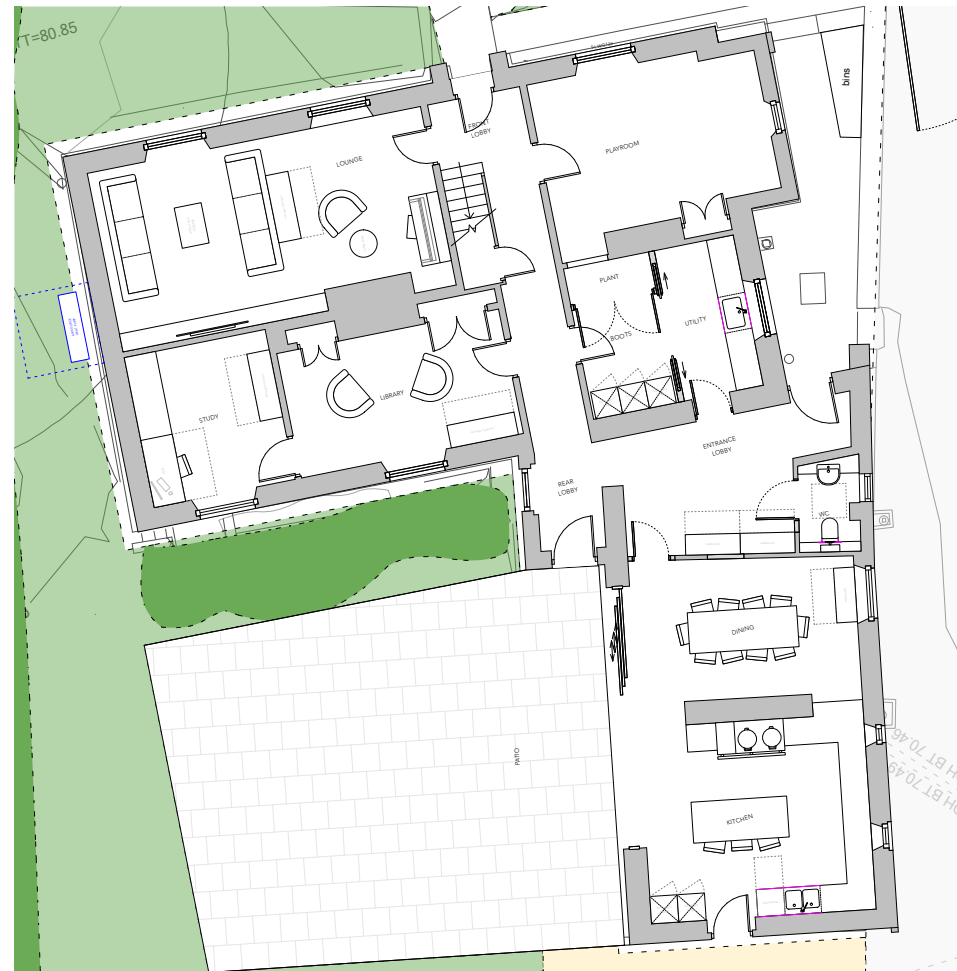
No. 51 will be returned into use as a single family house. Existing original architectural features will be retained along with openings, staircases and doors. All latter accretions such as the rear metal external fire stair will be removed.

At ground floor level we are proposing a series of formal lounge/ snug/ study areas on the north wing as the house was originally designed for. On the southern, more modern wing, we are proposing to remove much of the modern partitions and create an open plan farmhouse kitchen/ dining space.

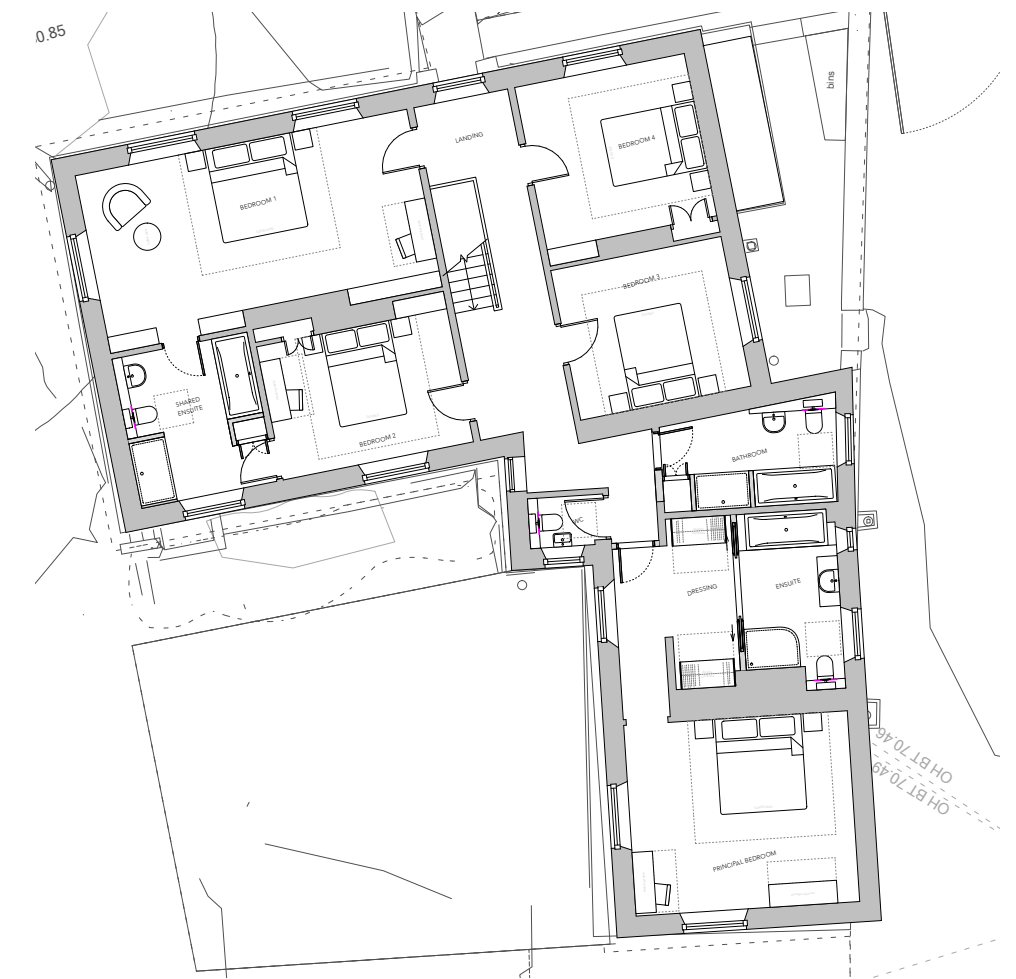
At first floor, much of the original layout will be retained and we are looking to alter as little as possible. We will create one large master bedroom with walk in dressing area and ensuite. The rest of the plan will be bedrooms that share bathrooms.

Externally, the house will retain its original form. We are looking to repair and retain all of the sash windows, and any replacements will be in timber to match the existing. At ground floor level we are proposing a large set of sliding doors to increase the connection between the dining room and the garden.

The house will be heated via an Air Source Heat Pump.



Ground floor plan



First floor plan

No. 49

No. 49 will be converted into a row of terraced houses. These will be a mixture of sizes to allow for a variety of residents: 2no 2 beds and 2no 3 beds.

Generally these houses will have open plan kitchen/ dining spaces at ground floor to reflect modern life. At first floor there are bedrooms and bathrooms.

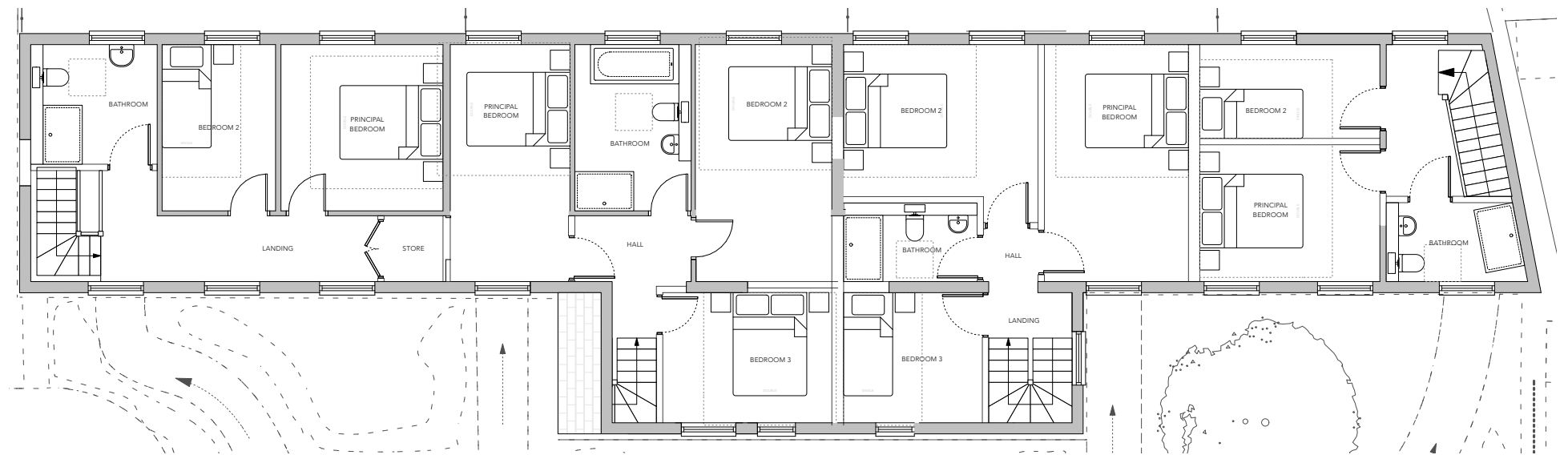
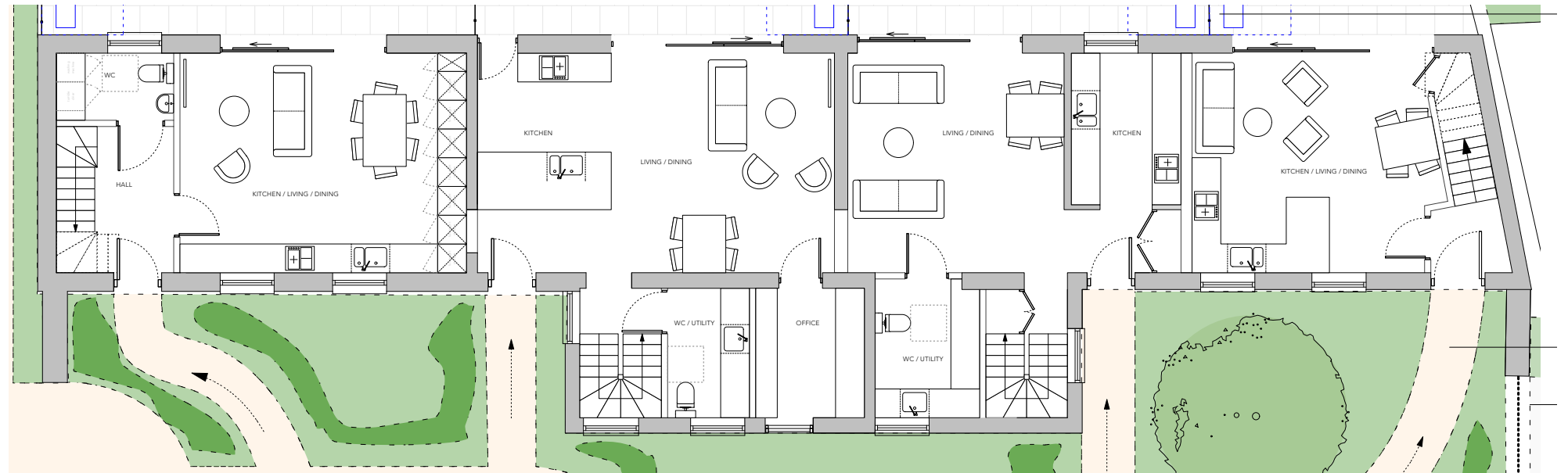
No. 49 is curtilage listed due to its relationship with Nos. 53 and 51. We are looking to retain and improve its external appearance, with sympathetic repairs. We will replace all of the existing modern low quality metal framed windows with new double glazed timber units.

Internal wall insulation will be used to retain the external appearance of the building. This will be designed and installed to maximise insulation while adhering to the principles of BS7913.

Much of the internal partitioning of No. 49 is unsympathetic and modern and will be removed.

All of the houses will enjoy private gardens as well as access to the site communal recreational areas.

Each house will be heated by an individual ASHP unit, and the large rear (east) roof slope will be covered in PV panels to generate electricity. These PV will not be visible from the curtilage of either 53 or 51.



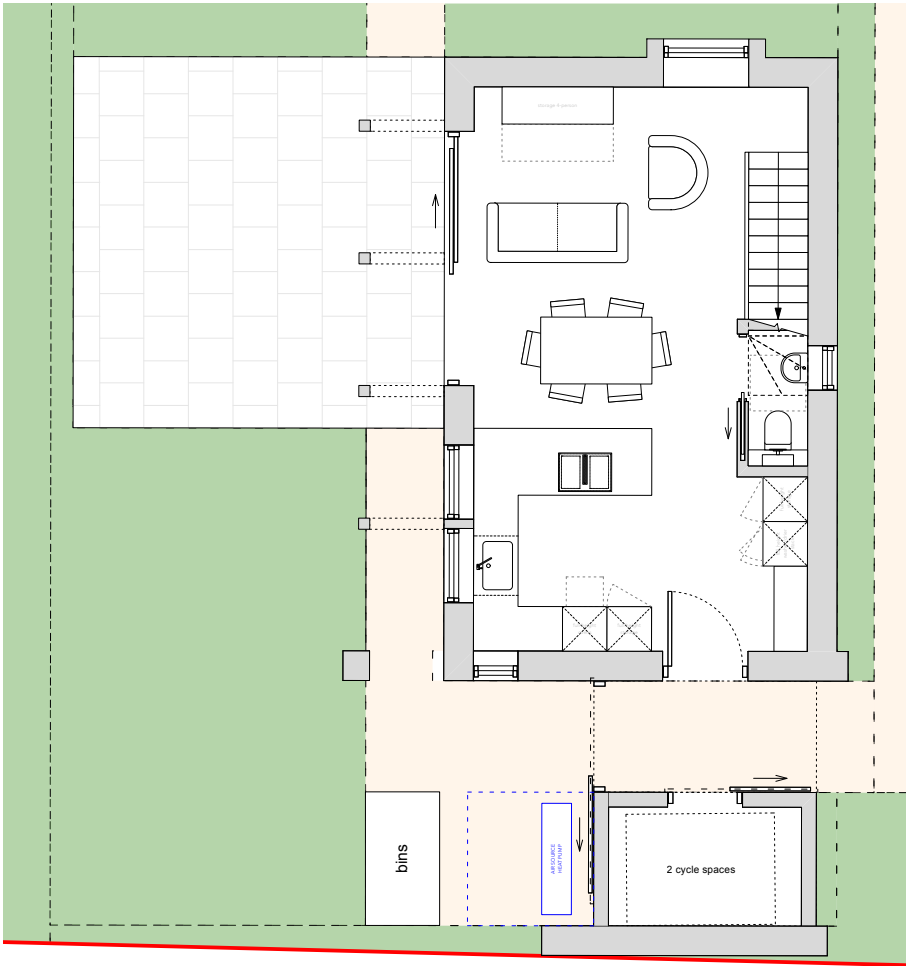
No. 49e

This is a compact 2 bedroom house to the south of the terrace of 49. It is a simple pitched roof form that takes its cues from the surrounding listed buildings. We want this to be an exemplar building and an example of high quality designs that the self builds will later follow.

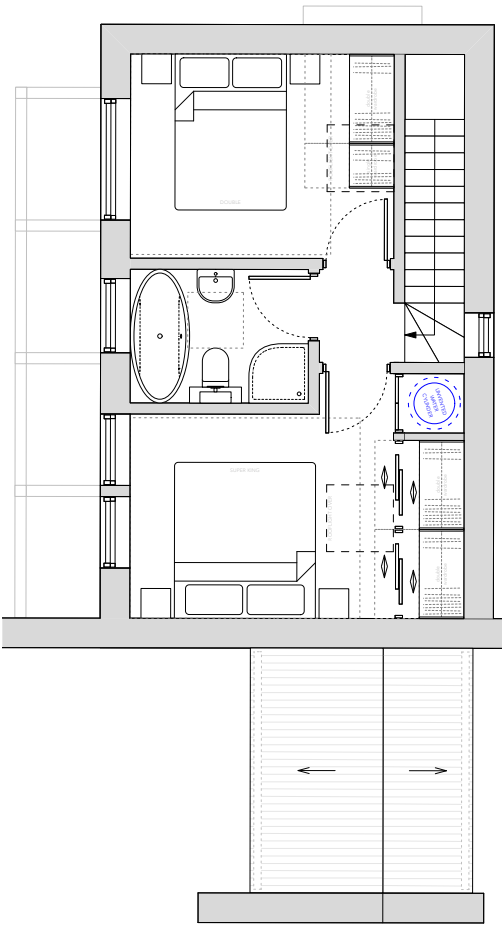
At ground floor there is an open plan kitchen/ living/ dining space with a wc. At first floor there are 2 bedrooms and a shared bathroom.

The house will be highly insulated, triple glazed and heated with an Air Source Heat Pump, in part powered by south facing PV panels fitted inline with the roof.

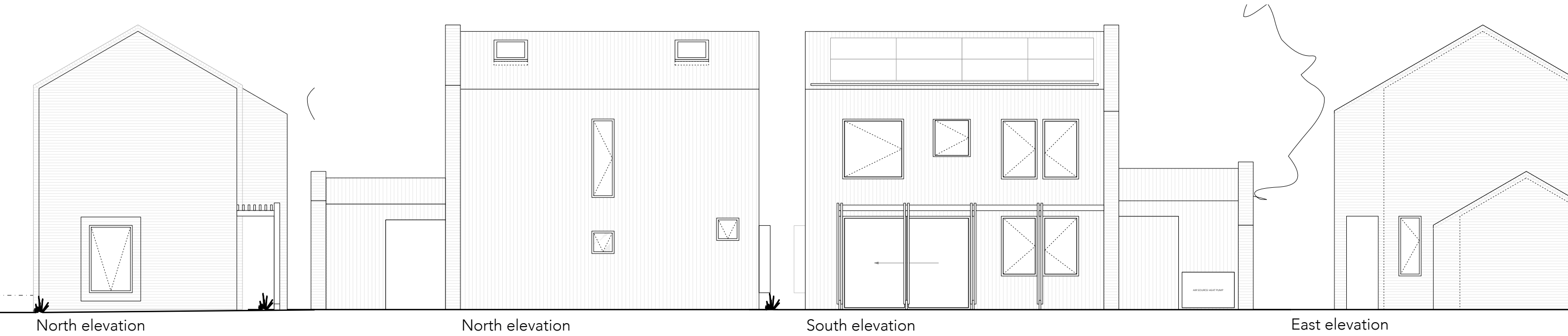
Externally the side roof and walls will be clad in thermally treated natural timber, with the signature gable fronting the adjoining hospital assets in a linear brickwork and coping. Rainwater goods will be in aluminium. Solar shading to the windows is provided by a timber pergola



Ground floor plan



First floor plan





Wiltshire Design Guide - Context/ Identity

The Wiltshire Design Guide has been used as a starting point for both the overall site layout and the individual plot design code. This document sets out a number of key areas which we have been applied to our scheme.

Local context / identity

A detailed site analysis and local character study was undertaken (left) to analyse the local identity of both historic and modern development. We want the development to respect and enhance the local area. Our proposed layout will take inspiration from the unique local context whilst being a clearly new development.

We have taken the following ideas from our character study:

- 1. Generally buildings have steeply pitched roofs and generous windows, of Georgian proportions, or more modern wide windows and bays.
- 2. Buildings are detached or semi-detached and this defines the rythmn of the street with gaps between houses.
- 3. Traditional materials are rubble stone with ashlar quoins, with render and brick on more recent buildings.
- 4. Forms are often broken up with smaller gables, hips, bays and recessed porches.
- 5. Greenery is present both in front of and behind buildings as a backdrop.



Wiltshire Design Guide - Built Form

The site's sloping nature combined with the local context is the starting point for the design of the self build plots. The massing parameters of the self-build design code has been carefully created to allow for the variation in plot height above the surrounding area. The design of the exact built form will progress as the self-build designs are refined further, however they will all have strong gabled forms as is the vernacular form of Chippenham and Wiltshire. In places this may be augmented with smaller flat or low pitch roof forms.

The forms of each home will be broken down into separate volumes to reduce the built mass whilst maximising usable internal floorspace. This is an approach we used successfully for the Arc Climbing Centre.

The spacing of the plots has been considered to retain the open character of the site whilst allowing for a density that will create a meaningful inhabited place. Spaces for residential objects (bikes, bins etc) will be integrated into the plot designs to prevent visual clutter.

We already have landmark buildings on the site in the form of No 53 and No 51, and therefore the self build plots will be more uniform in nature and subservient to these local landmarks in scale.

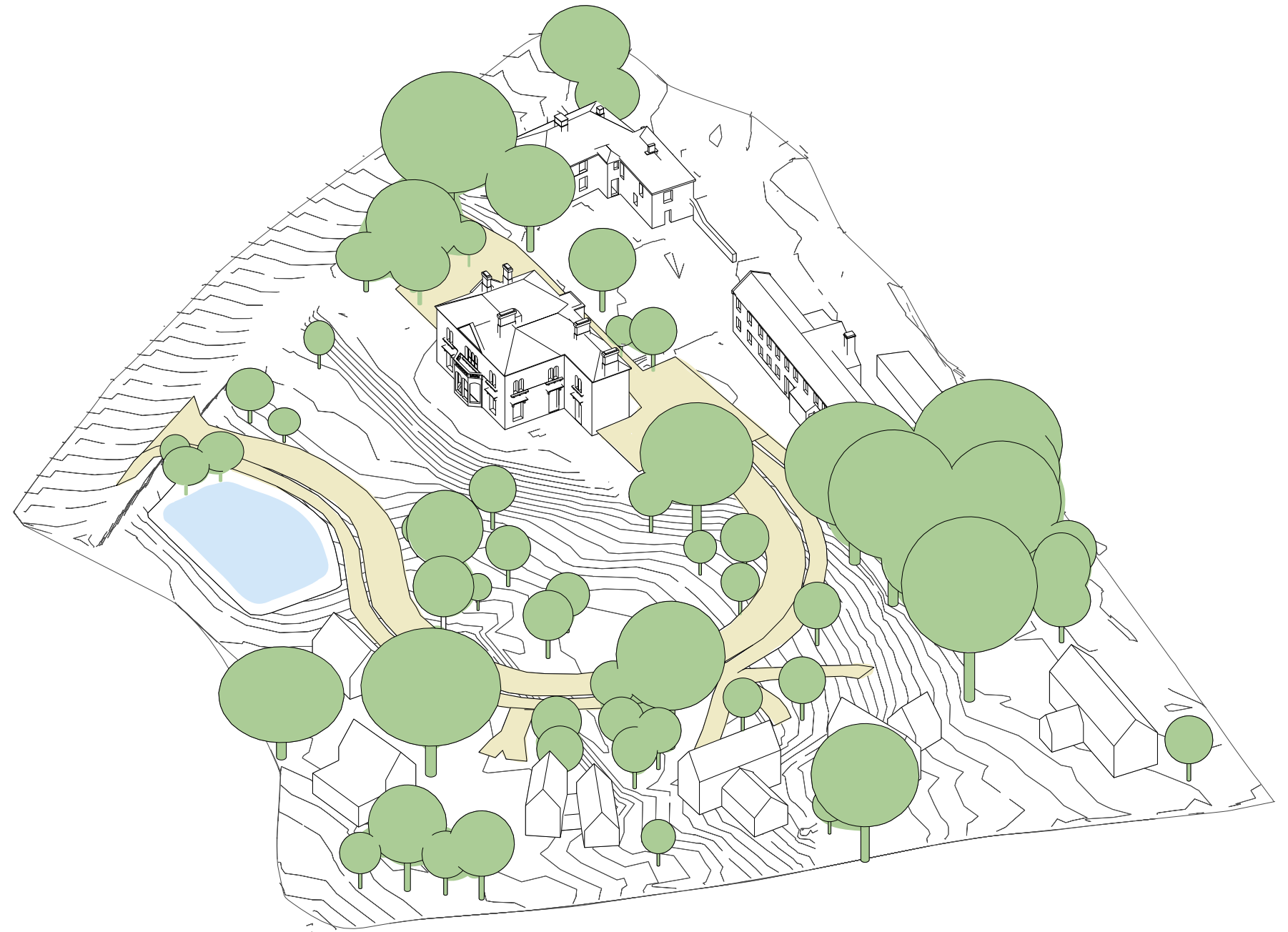


Wiltshire Design Guide - Movement

Movement between and through the site has been central to the design process. We are proposing a new shared walking/ cycling route through the site surrounded by greenery which will greatly help the local area. This will improve access both for new residents and also local people walking to Chippenham Hospital.

The road will be one way for motor vehicles, accessing to the north of the site and exiting further to the south. This is predicted to be a very quiet road with few vehicle movements as it only serves the dwellings.

There is a shared use path adjacent to the road which has been designed using LT/120.



Wiltshire Design Guide - Nature

The feedback from the previous Pre App was to retain as many trees as possible, which was our starting point for this design. We also want to enhance the greenery on the site by creating a new public green realm

We will be creating new green open space and wildlife enhancements through planting and introducing a new habitat type as the attenuation pond.

Bird and bee bricks and bat boxes will be used throughout the development to retain. We are keeping tarmac areas to a minimum and using permeable and loose bound surfaces wherever possible.

Wiltshire Design Guide - Public Space

Much of the north and centre of the site will be left over to public space - see green fill on diagram here. These new areas will be used both by residents and locals.

This area is significantly above the provision required in the Wiltshire Open Space Standards, and will be a great local community asset.



Wiltshire Design Guide - Homes

We are setting the design parameters for the development as a whole but the individual plot design will be up to the owners. As such we expect a variety of home sizes and shapes. These will have ample front and rear gardens, and be larger than the minimum standards required. The houses themselves will be designed as contemporary homes with high quality materials and generous windows.

Giving people the chance to live in a home they designed themselves will add an attachment to the development over and above a typical housing estate.

We are using a design code which takes inspiration from the local vernacular to create new high quality designed homes. This will give each resident a flexibility while keeping the wider site as a cohesive whole. This will also define approximate volumes and shapes of houses to maintain the openness of the wider site.



Previously designed Artel homes

Design Proposal

As part of this report we have provided an outline masterplan with a variety of plot and home sizes which will cater to the needs of different people and encourage a diversity of residents. Being self-built houses, it is likely that the plots will be designed to allow for flexibility and adaptation as families grow or shrink.

The diagrams on the left define the basic volumes of the self-builds whilst still allowing for creativity. The houses depicted are indicative only.

Overlooking of neighbouring properties will not be an issue because of the significant distance (20 / 25m minimum) between the site boundary and the rear of the existing buildings. We are also proposing to not build closer than 7m to this boundary, further increasing the distance.

Self-build size layouts

Max GEA on all floors = 50% of total plot area (including ancillary residential stores)

Maximum block heights =

6m to eaves

9m to ridge

Roof pitches 30° or 45° or flat allowed on single storey only

No building within 1.5m of side boundaries

No building within 7m of rear boundary

3 parking spaces 2.5m x 5m minimum

Adequate space to turn around

Bin store =

1 x 2.1m footprint Can be on boundary, must be to front or side of property

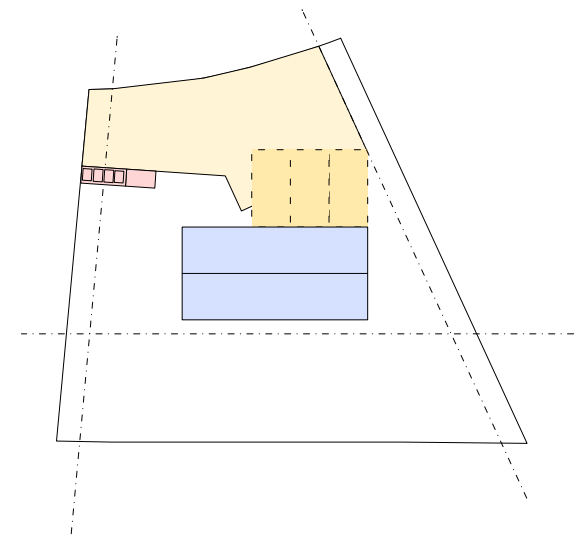
Bike store =

Must be able to accommodate Cycle Design Vehicle in LTN1/20 (2.8 x 1.2m) Can be on boundary, preferably to front of property

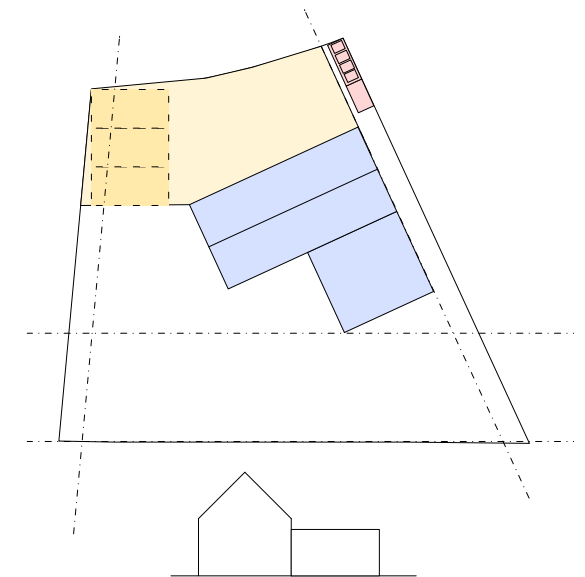
Bike store can be accommodated in garage but must be able to accommodate CDV as above plus a car

Garden sheds/offices etc =

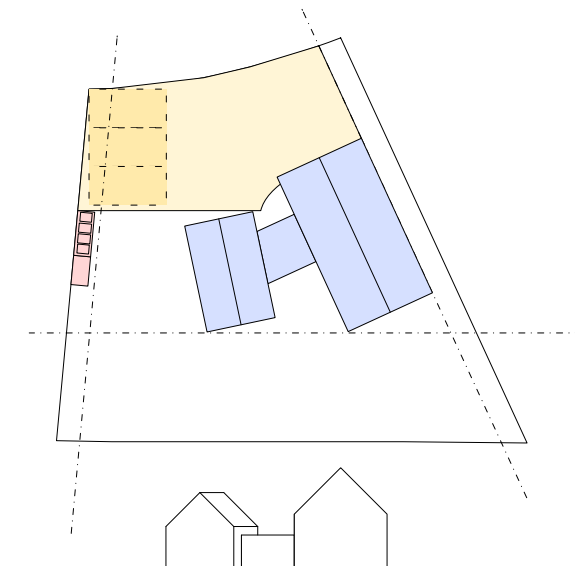
Must apply to permitted development rules but can be adjacent to the boundary anywhere on the plot.



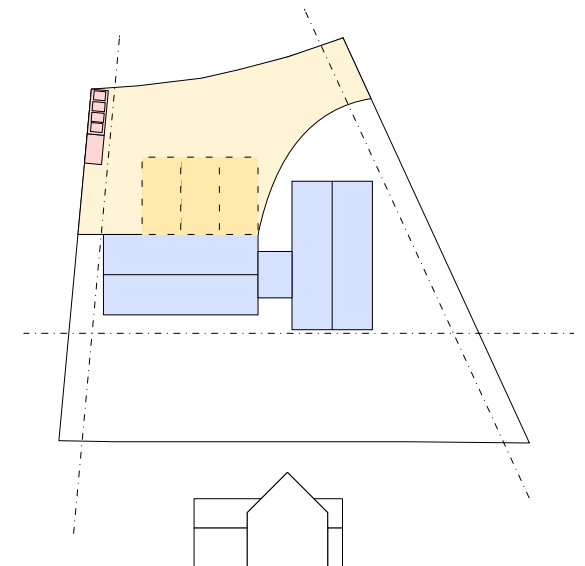
Site area = 571m²
Max buildable GEA = 571 x 0.50 = 285m²
Built GEA = 144m²



Site area = 571m²
Max buildable GEA = 571 x 0.55 = 285m²
Built GEA = 180m²



Site area = 571m²
Max buildable GEA = 571 x 0.55 = 285m²
Built GEA = 173m²

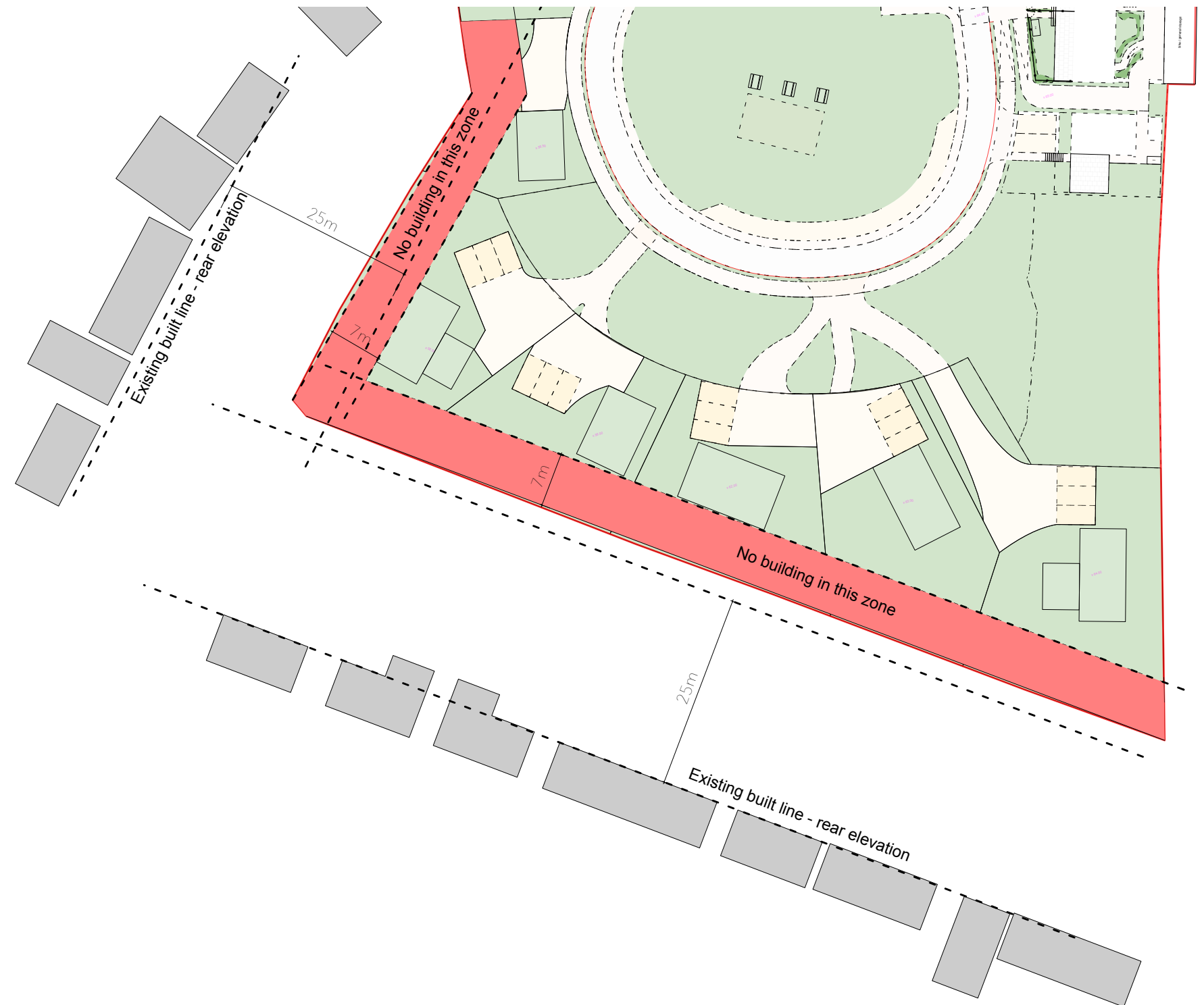


Site area = 571m²
Max buildable GEA = 571 x 0.55 = 285m²
Built GEA = 158m²

Privacy and Overlooking

Overlooking of neighbouring properties will not be an issue because of the significant distance between the site boundary and the rear of the existing buildings. See diagram to left.

We are also proposing to restrict buildings closer than 7m to this boundary, further increasing the separation distance between this proposal and neighbouring houses.



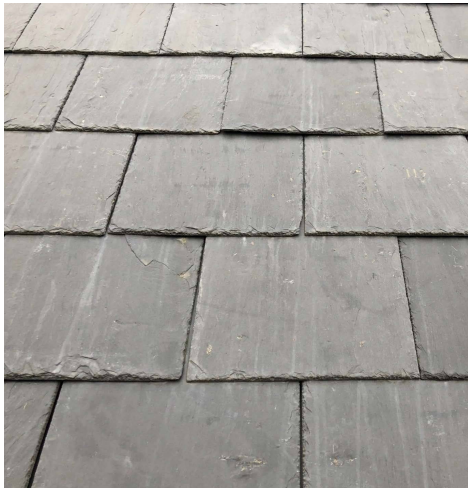
Materials

The self build homes are to be designed to reflect the character of the wider Chippenham area. High quality vernacular materials will help to integrate this development with its context while at the same time celbrating the unique nature of this site as a parkland eco-home development.

The adjacent photos are indicative of eqch material and it is expected that each site will clarify the precise materials to be used prior to commencement of any construction work.

Driveways and landscaping will be permeable to reduce excess storm run off with consolidation in access and egress routes to ensure full accessibility.

We are using a design code which takes inspiration from the local vernacular to create new high quality designed homes. This will give each resident a flexibility while keeping the wider site as a cohesive whole. This will also define approximate volumes and shapes of houses to maintain the openness of the wider site.



natural slate or clay



corrugated metal



shallow rise rubble stone



natural timber cladding



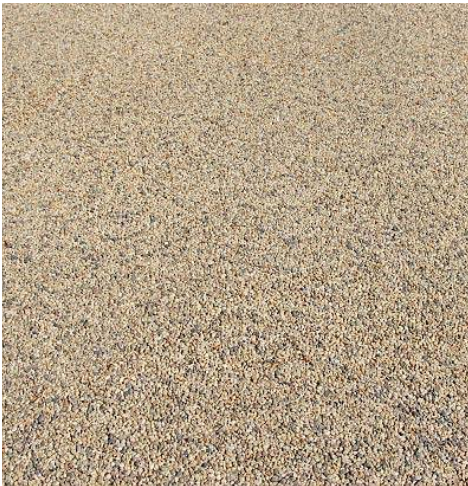
Windows - metal and/or timber



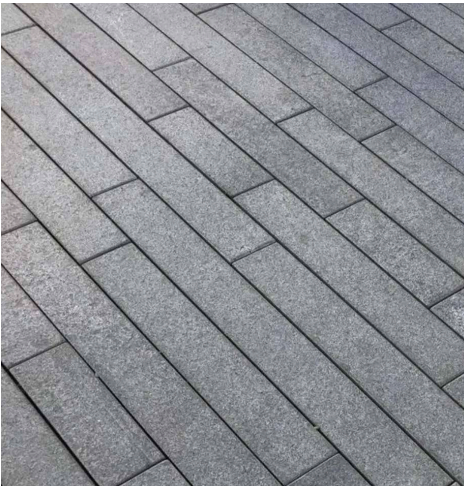
Rainwater goods - metal



Driveway - grasscrete



Driveway - gravel/ hoggin



Paving - permeable natural stone

Local precedents

The Tannery - Holt, Mitchell Eley Gould



Mixture of historic buildings used as landmarks combined with new development. New green space, play areas and traffic free routes.

Baydons Lane - Chippenham, Artel31



A variety of self-designed and built homes using high quality materials. Each with their own unique character but fitting into the material palette we have specified for this new site.



About us

Artel31 are a design and build firm with an in-house architecture studio based in Wiltshire.

We are a collection of young designers, builders and creators spread across our studio and construction teams, working together to create remarkable buildings and landscapes.

Experienced in designing new-build sustainable homes as well as re-modelling and improving existing structures. We specialise in working with bespoke one-off sites as well as listed buildings, ensuring all our designs are unique, sustainable and respond to their specific context.



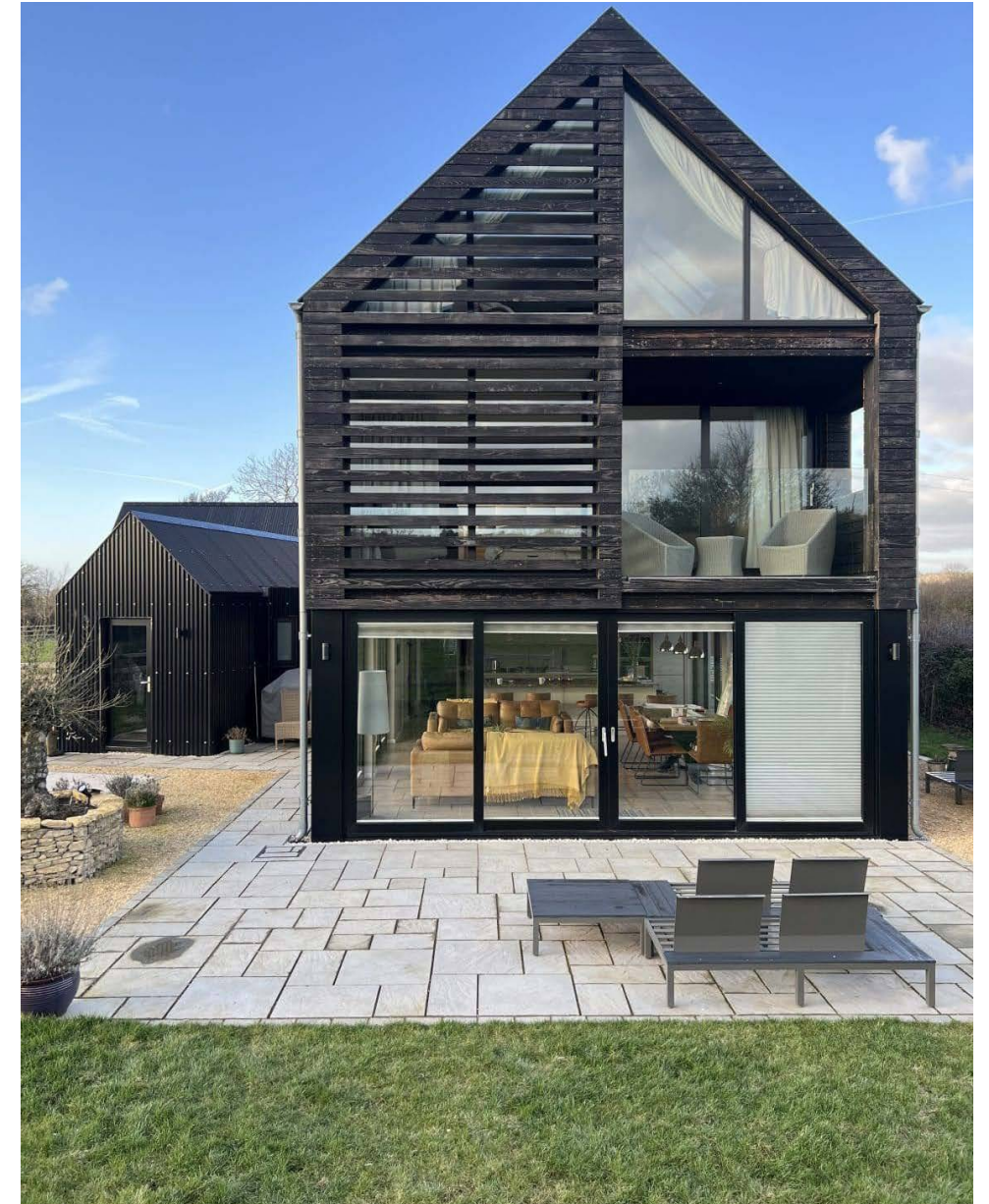
The Arc Climbing Centre, 2022, Chippenham
Insider Place-making Project of the Year, Chippenham Civic Society award



House in a barn, 2024, Oxfordshire
AR New into Old Awards shortlist (International)



House on a hill, 2020, Wiltshire



House in a field, 2022, Wiltshire
LABC Best Individual New Home (National)

