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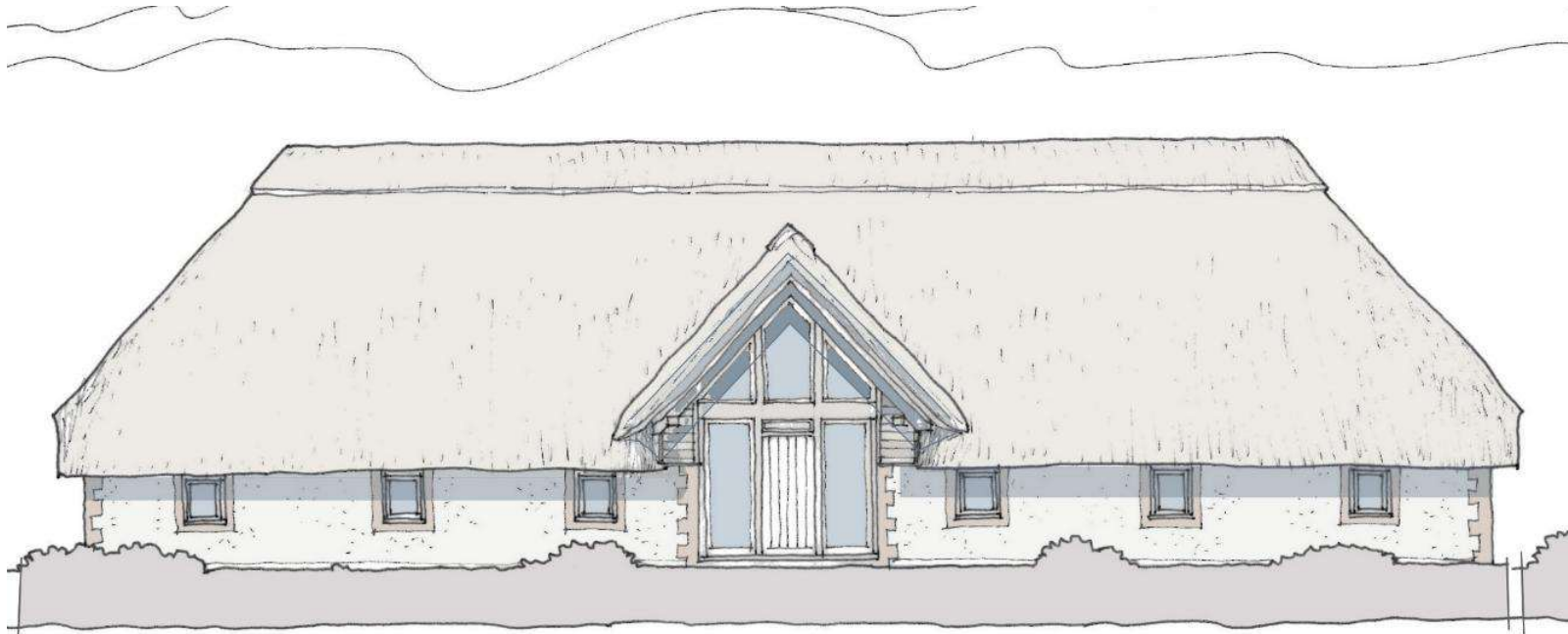
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MATHEWSON WATERS ARCHITECTS

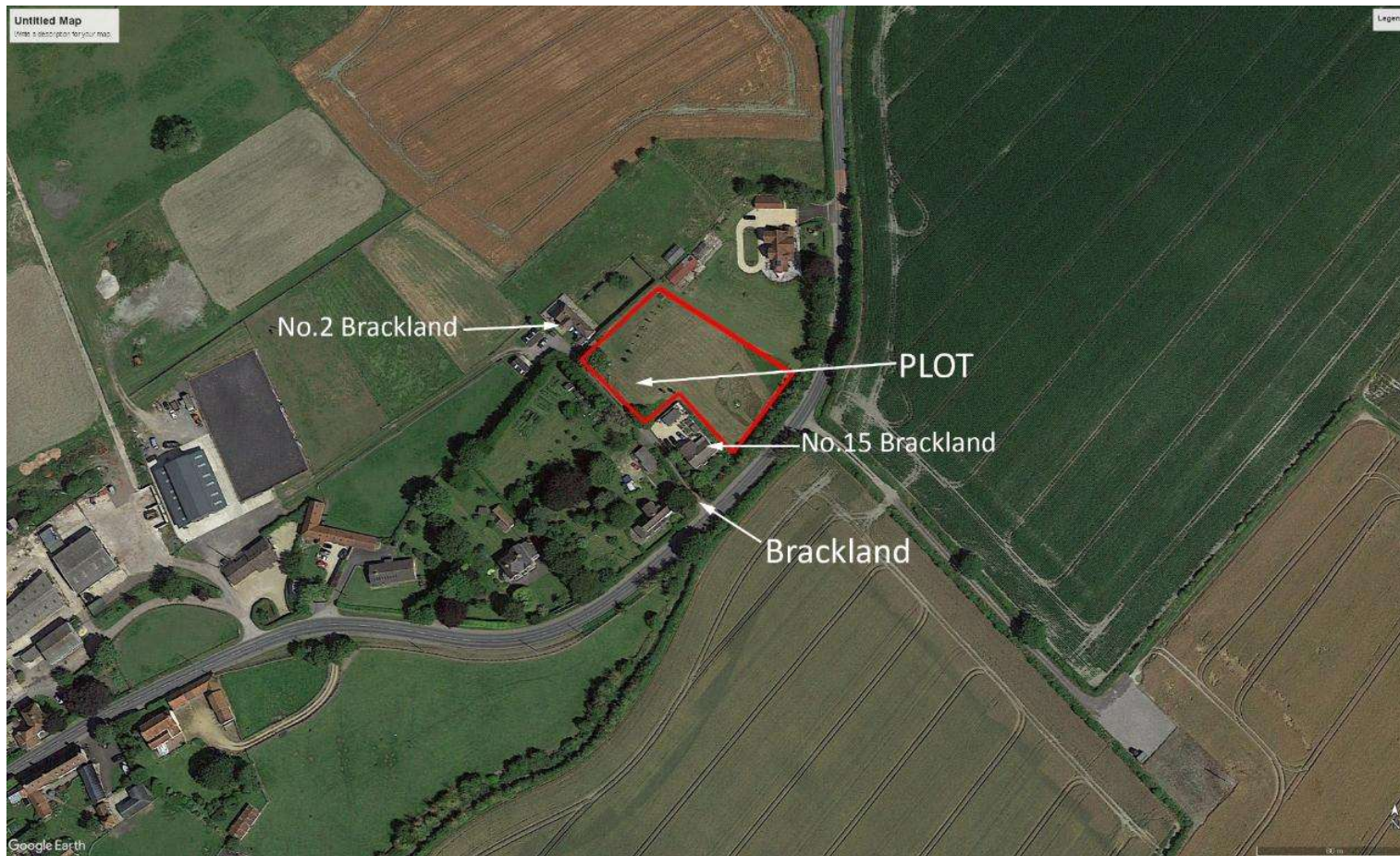
Proposed dwelling at Brackland, Easterton, Devizes. SN10 4PJ

Planning, Design & Access Statement:



SOUTH-WEST ELEVATION

View of the proposed dwelling, (SW elevation)



Aerial view of the application site, positioned between nos. 2 & 15 Brackland. (Google Earth)

The application site is outlined in red.

1. Introduction & Background to the application.

This Planning, design & access statement is prepared as supporting information for the detailed planning application submitted on behalf of Mr & Mrs Davies. The statement sets out the approach to the application scheme and how it responds to the site's context, constraints and opportunities. It should be read alongside the submitted plans and highways technical note which provide detailed supporting information.

The sections of this DAS are based on the main sections of the Wiltshire Design Guide. This has been used as the basis for our analysis and design because it provides the most locally relevant design perspective, and there is much similarity between the principles set out in this guidance and the national guidance contained in *'Building for a Healthy Life'*.

The application seeks detailed planning consent to introduce a dwelling into an infill plot of land between two existing properties along the short cul-de-sac known as Brackland. The dwelling is unusual and exceptional as it proposes a thatched linear building constructed using brick, stone and lime render. This method of construction is intended to help support traditional rural building crafts at a time of impending crisis for the thatching industry. Mr & Mrs Davies wanted to create a modest home which reminded the community of the traditional building crafts which are in danger of being lost due to lack of apprenticeships, shortage of the correct materials and the cost of insuring thatched buildings.

The key aspects of this application which make it worthy of support from council officers can be summarised as follows:

- a) Firstly, it is a high-quality dwelling design that meets the local and national 'push' for good-quality, appropriate design.
- b) The application plot is an infill piece of land between two dwellings on an established Bridleway serving four dwellings and utilises an existing site access.
- c) The proposed dwelling would help to contribute to the accepted need for small windfall sites to come forwards as part of the supply of new homes which would reduce the council's significant deficit in this regard.
- d) The proposed use of straw thatch as the dominant building material would help promote this crucial rural vernacular roofing material which is at significant risk of becoming unavailable due to the change in farming practices and the poor economics which

deter landowners from growing straw suitable for thatching.....a fact that is causing Historic England and local Historic Buildings Groups and professionals real concern such that initiatives are being devised to help encourage the growing of an adequate supply of thatching straw. Without this move there is a real possibility that more thatched properties will become tiled or slated. Our proposal will be a welcome reminder that there is a current....and importantly growing demand for straw thatch.

- e) And finally, that the applicant wishes to remain living in this location, having previously built the very attractive property known as 'Halcyon House' and could make this thatched dwelling their new home within this obvious infill plot in Brackland.

2. Application Proposal & 'Vision'.

The identified 'Vision' for the proposal is for: ***a bespoke, high-quality, traditional interpretation of a vernacular thatched, agricultural barn which provides an attractive and modest dwelling, contributing to the village and the rural setting of Easterton, whilst also promoting traditional building crafts.***

This will be achieved through the creation of a high-quality, vernacular dwelling & garage and associated ecological improvements.

A number of 'Design Objectives' have been identified to inform the scheme design:

- i. Siting the dwelling within an infill location to provide an appropriate use for the plot of land in accordance with local planning policy.
- ii. High quality, beautiful, design which provides a sense of place, reflects local rural vernacular in terms of form, details and materials, respects neighbour amenity and enhances the setting of Easterton.
- iii. Sustainable construction credentials.
- iv. Biodiversity gains through the encouragement of bat & bird roosting & nesting boxes and the introduction of improved native-species hedgerows.
- v. A scale of dwelling which suits the site.
- vi. Support for the local school, shop and pub.
- vii. Support for the initiatives aimed at securing the future of traditional straw thatching within Wiltshire.

Planning Policy:

As an overall principle, two of the new government's initiatives in the revised NPPF for accelerating housing output are 'brownfield passports', where development proposals would receive an automatic 'yes' if they meet certain pre-defined conditions, and the release of low-grade Green Belt land that would be re-classed as 'grey belt' for both housing and commercial development. This application proposal is on part of a Brownfield site by virtue of being part of the overall curtilage of Halcyon House and its former Livery stables. The application plot utilises the existing vehicular access and is part of the paddock that was an integral part of that equine facility. The most recent active use of the land was therefore equine livery rather than agricultural.

It would also seem appropriate to promote this proposed dwelling as an NPPF 'para 84(e)' house on the basis that innovation can also be applied to projects where traditional but underused construction forms and methods can be re-discovered or re-introduced as they become relevant,..... or valued again for their intrinsic qualities as well as the 'added value' that can be brought into the community and wider area to reinforce vernacular building crafts, skills and the related rural economy. Under the old 'para 55' policy, for a house to be given serious consideration it needed to be deemed outstanding in itself, but to also '*significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area*'. It is reasonable to assert that this proposed thatched dwelling does just that in relation to the site's context and the vernacular architecture of Wiltshire.

The Wiltshire Core Strategy sets out the council's policy on housing development in small villages outside of defined settlements.

Small Villages for the purposes of the Core Strategy are described as:

Core strategy: Core policy (CP) 2

Small villages:

At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i) *Respects the existing character and form of the settlement;*
- ii) *Does not elongate the village or impose development in sensitive landscape areas;*
- iii) *Does not consolidate an existing sporadic loose knit areas of development related to the settlement.*

It is considered that the site constitutes infill development within an existing built area and makes appropriate use of the existing 'Brownfield' status of the site. The proposed dwelling respects the character and form of the settlement; does not elongate the settlement; does not affect any sensitive landscape character or views and does not consolidate existing sporadic development.....but rather acts as a logical infill on an adopted residential cul-de-sac.

3. Context & Identity (Local Context Assessment):

The site is a rectangular/'L'-shaped parcel of land measuring some 0.35 hectares to the north of the B3098 within the hamlet of Eastcott, Easterton. Wiltshire. Beyond its frontage with the B3098, the site is enclosed to the north-east by Halcyon House, to the west by the access road named Brackland, south-west by No. 15 Brackland and to the north by No. 1/2 Brackland

Although defined as a 'Small Village' within the 2015 Wiltshire Core Strategy, Easterton is served by a range of facilities, services and a local bus service within the village.

The site has a mixed context in that it is domestic amenity space in a rural setting within the local agricultural landscape, but is within a group of dwellings served by a quite formal adopted highway, (Brackland) and retains the character associated with its recent equine livery use. The site is well-screened from the B3098 but has a relatively 'open' frontage to Brackland itself because of the existing paddock access and associated low post & rail fencing.

The site itself is relatively level and, as stated previously retains a paddock 'feel' of managed grass and post & rail fencing.

Site Photographs:



Site frontage view, showing the existing access, (looking towards north).



Google Streetview (2011) of the existing access and its use by vehicles to access the equine livery facilities.



View from the site access, looking south-east along Brackland towards the main road. No. 15 Brackland can be seen behind the tree.



View, looking north along Brackland, opposite the site access towards Nos. 1/2 Brackland.



View of no. 15 Brackland from the access lane, (Brackland) looking east.



Google Streetview (2011), showing the northern boundary between nos. 1/2 Brackland and the application site. The brick outbuilding can be seen in a dilapidated condition.



View of the equine barn/stables from the rear garden of Halcyon House, looking west.



Another view of the equine barn/stables from the rear garden of Halcyon House, looking west.



Another view of the equine barn/stables from the rear garden of Halcyon House, looking north.



View from within the site access, looking south-east along Brackland towards the main road. No. 15 Brackland can be seen behind the tree and closeboard fence.



View from the garden of Halcyon House, looking towards no. 15 Brackland and the application site beyond the post & rail fence, looking south-west.



Another view from the garden of Halcyon House, looking towards no. 1/2 Brackland and the application site beyond the post & rail fence, looking west.



View of Halcyon House from its garden, looking north-east. This shows Mr & Mrs Davies' current home and their understanding of the importance of high-quality design.

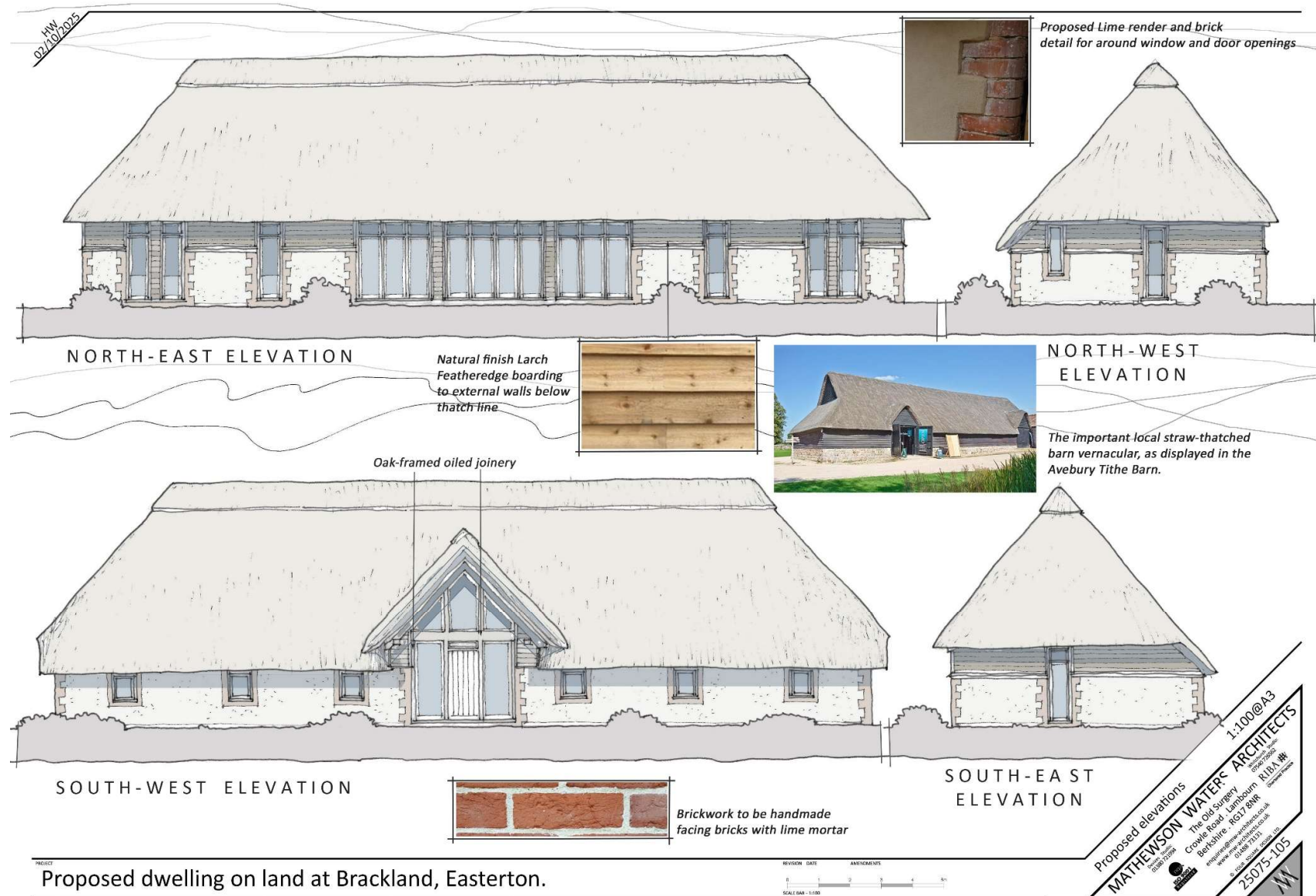
4. Built Form

This section provides further information on the built form of the proposed dwelling and associated garage.

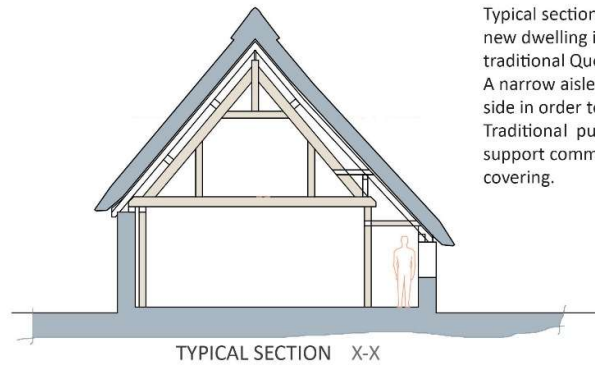
The following sections 5 to 11 mirror the Wiltshire Design Guide section headings and consider the broader design considerations including regarding Movement, Nature, Public Space, Uses, the Homes and Buildings within the site, Resources and Lifespan.

The design of the proposed dwelling and garage is a deliberate response to the vernacular architectural context of Wiltshire thatched barns and the gradual disappearance of many of those simple agricultural forms.....particularly their thatched straw roofs.

The form of the dwelling and garage, and the proposed facing materials and details are illustrated on the submitted plans which are reproduced below.



MW
19/09/2025



Typical section X-X through the proposed new dwelling illustrates the proposed traditional Queen post truss construction. A narrow aisle is incorporated on the south-west side in order to reduce the scale of the section. Traditional purlins, wallplate and ridge board support common rafters and then the straw thatch covering.

On the proposed floor plan, dashed lines indicate the lines of Queen-post trusses and the ridge line. Posts supporting the trusses are shown as free-standing within the central space, or as coinciding purposefully with proposed room partitions.



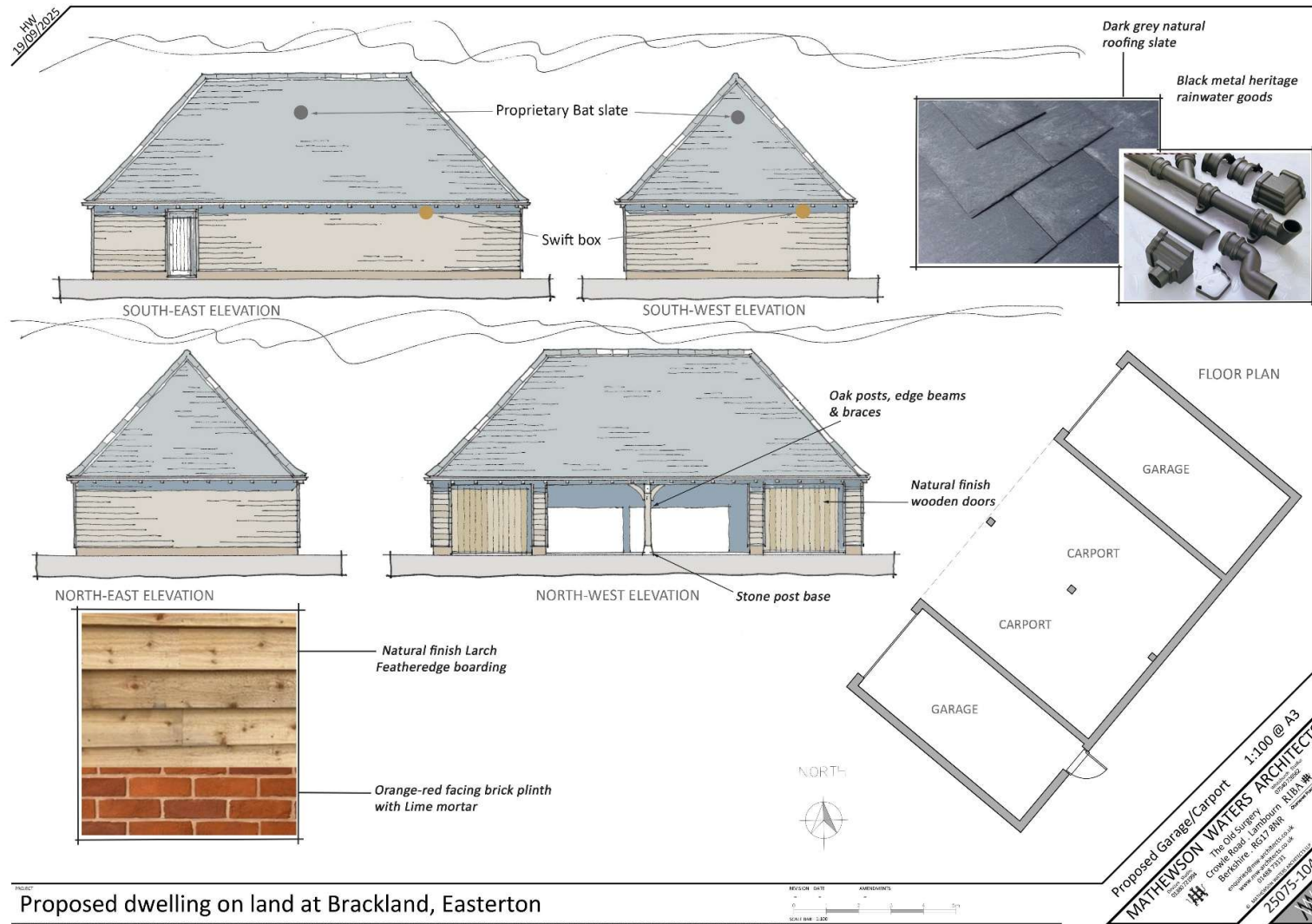
FLOOR LAYOUT

Proposed dwelling on land at Brackland, Easterton

REVISION	DATE	AMENDMENTS
1	19/09/2025	Initial design

SCALE BAR 1:500

Proposed floor plan
1:100 @ A3
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Crowle Road, Lumbourn
Berkeley, RG17 9NN
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25075-103



5. Boundary treatments & Hard surfacing:

A schematic design for the soft landscaping is illustrated on the submitted site layout, but would be the subject of suitable planning conditions.

Sensitive Hard landscaping is proposed for the driveway, demarcation strips, paved areas, fences and walls and is indicated on the submitted site layout plan, (ref: 25075-102).

6. Movement , Highway Safety & Parking:

The application site is served by the Bridleway known as 'Brackland', and is well-related to the existing community facilities and local public transport which runs along the B3098.

A Highway technical note is submitted as part of the supporting documents. This study was prepared by PFA Consulting, (Highway consultants) and concludes that:

It is concluded that there are no unacceptable impacts on highways safety or cumulative impacts on the road network that could otherwise be considered severe so as to justify preventing or refusing development on highway grounds as per the test set out in Paragraph 116 of the NPPF, December 2024.

The site layout provides adequate parking provision in accordance with vehicular and cycle parking standards. Safe and secure cycle parking is provided within the proposed garage. In terms of refuse collection, bins would be brought to the kerbside for normal means of collection.

A dedicated EV charging point is included within the proposed carport.

The 2011 Streetview image included below is a clear indication of the long-standing existence and use of the access from Brackland.



7. Nature & Drainage:

The site is currently domestic amenity space associated with Halcyon House and was until recently a paddock and access associated with the equine livery use. There are opportunities to improve the bio-diversity of the site as a whole and Mr & Mrs Davies are keen to engage with the council's ecologist in this regard as part of suitable planning conditions should approval be granted.

These improvements could include on-site measures to introduce and enhance habitat for Bats, Birds and Hedgehogs.

In terms of sustainable drainage, foul and surface water drainage can be accommodated and discharged in a safe and sustainable manner without technical difficulty or complexity. We would expect a drainage design to be the subject of a suitable planning condition should the application be approved.

8. Public Space:

There are no specific public-space aspects to the proposal but the high-quality design would enhance the local landscape setting and would provide associated public benefit.

9. Uses:

The proposal would introduce a new dwelling that would create a modest, traditional home for Mr & Mrs Davies to retire to, close to the main part of the village, helping to reinforce the existing community by also 'freeing-up' the larger existing family home known as Halcyon House, for another family to move into.

10. Homes & Buildings:

The principles that have generated the dwelling design, and in particular the details, architectural form, facing materials, fenestration. and general distinctiveness are described in the 'Built Form' section of this statement.

The new dwelling is designed to be a 'Lifetime home' in order that Mr & Mrs Davies, and then future occupants can feel able to live for much longer in the property without being under pressure to move to a different, (adapted) home. This has the desired effect of reinforcing the community through continuity and familiarity.

The proposed dwelling has a floor area and room sizes which exceed the recommendation set out in the National minimum space standards.

The site layout has been carefully considered, with due regard for existing neighbours private amenity. An accessible and attractive private garden area will be complemented by high-quality hard & soft landscaping and boundary treatments appropriate to the rural setting.

The scheme design provides appropriate parking provision in accordance with vehicular and cycle parking standards. Safe and secure cycle parking is provided within the proposed garage.

11. Resources:

Mr & Mrs Davies have sought to provide a high-quality bespoke design with potential biodiversity gains within the site.

Energy and sustainable design options have been considered. The strategy is as follows:

Energy, Water, Carbon and Climate Change:

- Apply efficiency measures within the design;
- Provide sustainable heating via a heat pump;
- Provide renewable electricity from a PV array where reasonably possible;
- Provision of EV charging.
- Provision of rainwater recycling and low water-usage sanitary fittings.

Siting, orientation, and passive design:

- The dwelling would have cross-ventilation and high levels of insulation.

Overheating and adaptation:

- Cross-ventilation throughout to minimize overheating risks;
- Appropriate fenestration to be designed at detailed design and building control stage;
- Thermal mass to be used to temper internal environments.
The thatched roof would contribute significantly to this aspect.

Materials and waste management:

- Thermal mass to be designed in;
- Masonry construction would achieve good ratings in the Green Guide;
- Recycling provision designed in to the proposal.

Sustainable and active travel:

- Cycle storage provided;
- Focus on working from home;
- Access to local amenities in Easterton and Devizes;
- EV charging to be incorporated.

Design for health and wellbeing:

- Private garden.
- Cycle storage provided.

Land use and ecology

- Niche habitats including bird/bat boxes proposed within the application design.
- Use of native and wildlife-supporting planting would form part of soft landscaping information to be submitted as part of a planning condition.

12. Lifespan:

The proposed layout is outward-looking but also very 'permeable' in terms of connecting with Brackland and the countryside beyond, enabling Mr & Mrs Davies and their visitors to enjoy the wildlife habitat and the views beyond the dwelling.

The high quality and sustainable construction approach, alongside the biodiversity and intended drainage proposals, including rainwater recycling will ensure that the proposed new homes are resilient to future changes in climate change and the needs of future occupiers. The proposed design as a 'Lifetime home' will contribute toward providing adaptable homes flexible to changing needs of their users over time.

13. Conclusion:

We consider that the submitted proposal is for a high-quality dwelling which reflects the stated **Vision**, i.e. to create ***a bespoke, high-quality, traditional interpretation of a vernacular thatched, agricultural barn which provides an attractive and modest dwelling, contributing to the village and the rural setting of Easterton, whilst also promoting traditional building crafts.....***

And delivers against the identified **Design Objectives**:

- i. Siting the dwelling within an infill location to provide an appropriate use for the plot of land in accordance with local planning policy.
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- v. A scale of dwelling which suits the site.
- vi. Support for the local school, shop and pub.
- vii. Support for the initiatives aimed at securing the future of traditional straw thatching within Wiltshire.

Howard Waters RIBA

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07813 667115

28th November 2025