



Design Statement

2514 | Astra Cottage

Ref. 3_601

Revision: P1

January 2026



Introduction

This Design Statement has been prepared by Milton Architects Ltd to accompany the planning application for the replacement of Astra Cottage and associated works. This application is submitted on behalf of Mr and Mrs Gore (“The Applicant”) and relates to the land at Astra Cottage, Oare, Marlborough, SN8 4JA (the “Application Site”).

The purpose of this design statement is to clarify the nature of the application and describes the development proposals and provides an overview of the key principles that have informed the design, as well as identifying the Planning Policy Framework within which the proposals have been conceived.

This document should be read in conjunction with the following documents which have been prepared to support the application:

- **Existing Drawings** - from a measured survey by Matthew Read Land & Building Surveys
- **Proposed Drawings** - by Milton Architects
- **PRA, Nesting Birds and Bat Activity Survey** - by Pro Vision and ABR Ecology Ltd.

Overview

The decision to demolish and replace the existing bungalow is a result of in-depth surveys concluding the building is not worth rescuing, improving or extending. Subsequently, the proposal is for a replacement dwelling which maintains a similar footprint to the existing building while maximising the plot’s potential.

The main objectives of this proposed scheme are;

1. To demolish the existing house and associated outbuildings;
2. To provide a 3 bedroom family home;
3. To follow a sustainable approach to include air source heat pumps (ASHP), MVHR (mechanical ventilation and heat recovery), solar panels, EV charging and buried water butts for the garden.

The main areas of consideration include:

- Internal accommodation and arrangement of spaces;
- Maximise aspect including the south facing garden, reinforcing the connection with views out;
- Accessibility and adaptability, future-proofing the family home
- Relationship with neighbouring properties;
- Heritage Impact;
- Ecological considerations



Site Location

The site is located to the East of the A345 and comprises a single storey detached dwelling and detached garage, located within the parish of Oare.

Oare is a small village between Pewsey and Marlborough in the East of the county of Wiltshire, England.



Key

- Site Boundary
- Land within Ownership

Existing Site

The existing house is located in the North eastern corner and is of no particular architectural merit. The existing detached garage is located in the South western corner of the site.

The site is accessed via a shared access route from the A345 along the northern boundary. This route also provides access to Mariners Oak, to the East of the site.

The southern boundary consists of a tall overgrown Lleylandii with primarily hedging and planting along the eastern and western boundaries.

There is a public footpath running along the southern boundary which appears to be within the Applicant's ownership based on title information (Ref. WT 137727). However, this footpath is excluded from the planning application proposals.

The site itself is relatively flat with a gentle slope from the west to the east. The garden consists primarily of grass, gravel, trees and overgrown planting.



Site Context

The immediate surrounding landscape comprises residential housing and gardens, with tree-line corridors.

There are neighbouring properties located to either side and to the rear of the existing property. The western boundary adjoins the garage for Ashley Cottage which appears to be separated from the main house by the public footpath to the South of the site. Further South of Ashley Cottage, however still adjoining the site, is the Paddock and to the North of the site is Yew Cottage. To the East and rear of the site is Mariners Oak.

The following photographs were taken within or around the site and demonstrate the site's relationship with the surrounding context.



Existing House and Mariners Oak in background



Existing house and garden



Southern boundary of site and public footpath



Yew Cottage, North of site



Garage to Ashley Cottage, West of site



Ashley Cottage, South of the site

Character Analysis

In accordance with CP57, development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality.

A character analysis of the surrounding buildings was undertaken to ensure the proposals reflect and respect the existing built form in this part of the settlement.

Building types are varied, including bungalows, detached houses, traditional and more modern stone and rendered houses and industrial units on the outskirts.

The character analysis identified a combination of distinct architectural features such as a simple built form with prominent gable ends, bookend chimneys, prominent chimney features and an ordered window arrangement.

The material palette typically consists of red stock brick, weatherboarding and there are also a number of buildings that are either rendered, in whole or part, or have painted brickwork. Roof materials are primarily slate or clay roof tiles and thatched roofs.

Ordered Window Arrangement Slate Roof Red Brick



View 1

Slate Roof Simple Built Form



View 2

Smaller First Floor Windows Clay Tiles Weatherboarding



View 3

Prominent Bookend Chimney Thatch Roof



View 4

Prominent Gable End Red Brick Slate Roof



View 5

Red Brick Slate Roof



View 6

Site History

Astra Cottage is a later 20th century bungalow. The earliest map available dates back to 1887. At this time, it is evident the church had already been built to the west with a school to the front, providing frontage to the road. The plot, now occupied by Astra Cottage, was vacant at the time, located to the North of a roadside cottage and a field with a pond.

There had been little change by 1924 apart from the demolition of the school allowing the graveyard to extend to the road.

There are two listed buildings close to the site: The Old Bakery and the Church of the Holy Trinity, both of which lie to the west of the A345.

The Old Bakery was added to the List of Buildings of Special Architectural or Historic interest at Grade II in 1987 and The Church of the Holy Trinity was listed in 1977.

In the later 20th century there was development on this southern edge of the village to the east of the main road, this development including Astra Cottage.

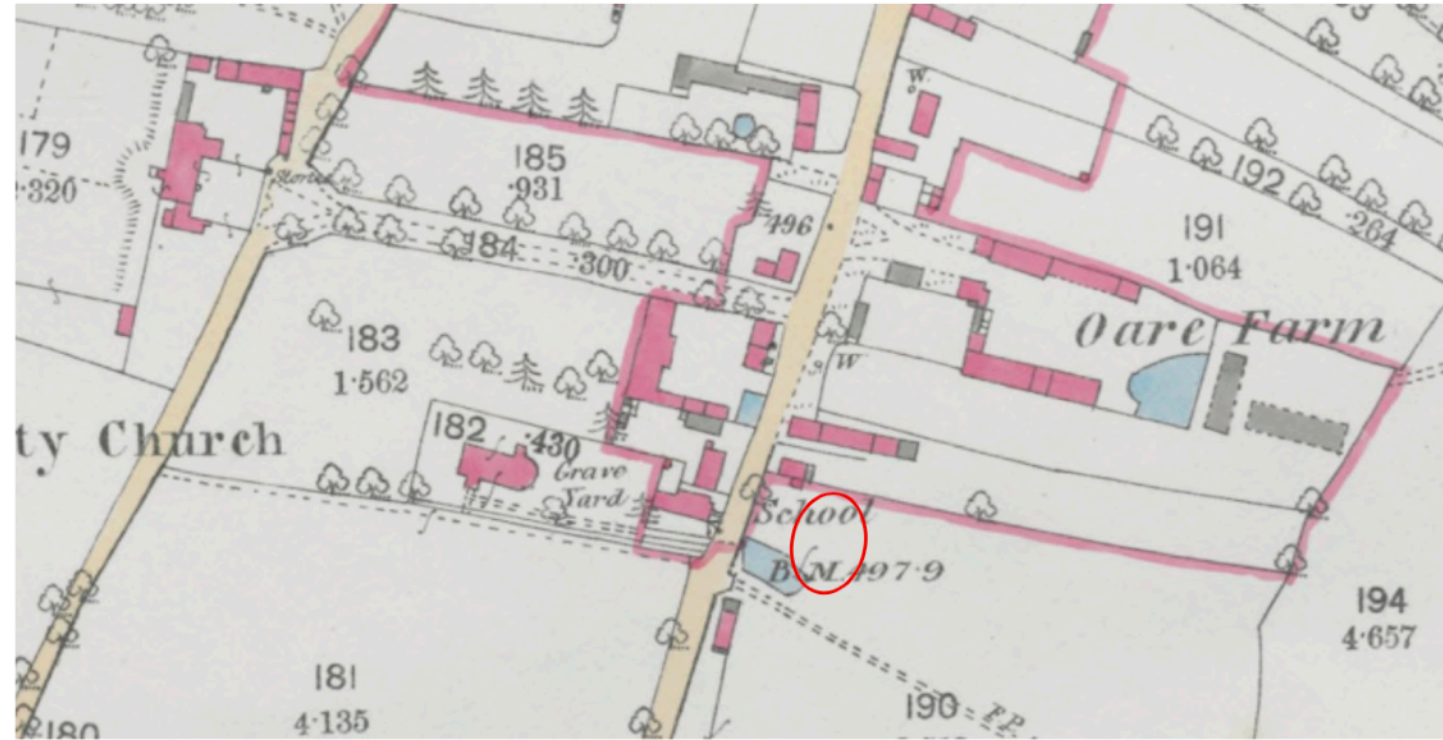


Figure 1 Ordnance Survey 1st edition 25" map, 1887

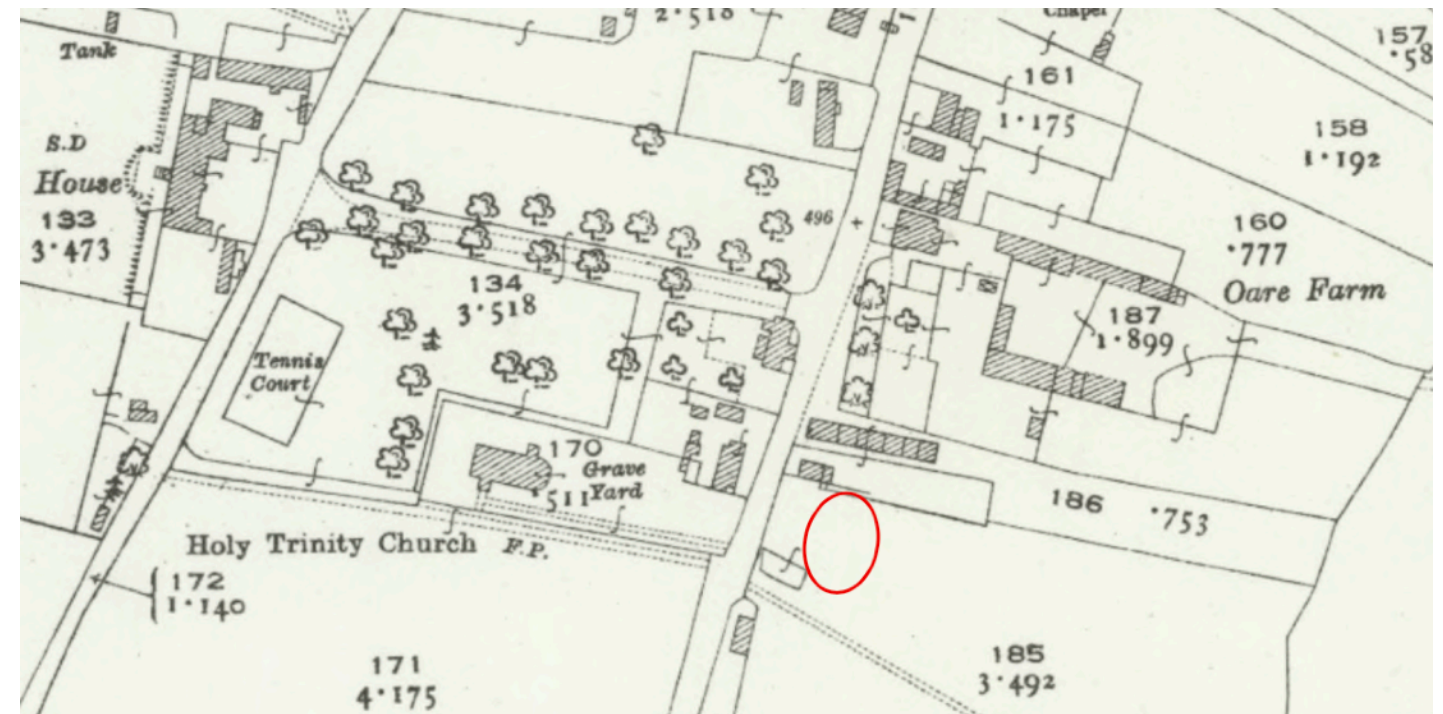


Figure 2 Ordnance Survey 3rd edition 25" map, 1924. © WSHC



Planning Context

The application site is located in the the parish of Oare, defined as a large village within the Wiltshire Core Strategy.

The site lies outside of and in proximity to the Oare Conservation Area and is within the North Wessex Downs National Landscape. The site also lies within the Hampshire River Avon Catchment Area.

Planning Policy

The key adopted policies relevant to this proposal and addressed throughout this design statement are outlined below.

- **National Planning Policy**
 - National Planning Policy Framework (NPPF) 2024
 - Planning Practice Guidance (PPG)
 - National Design Guide
- **Wiltshire Core Strategy (WCS) (adopted January 2015)**
 - Core Policy 1 Settlement Strategy
 - Core Policy 2 Delivery Strategy
 - Core Policy 18: Spatial Strategy: Pewsey Community Area
 - Core Policy 45 Meeting Wiltshire’s Housing Needs
 - Core Policy 50 Biodiversity and Geodiversity
 - Core Policy 51 Landscape
 - Core Policy 57 Ensuring High Quality Design and Place Shaping
 - Core Policy 58 Ensuring the Conservation of the Historic Environment
 - Core Policy 60 Sustainable Transport
 - Core Policy 61 Transport & Development
 - Core Policy 64 Demand Management
 - Core Policy 67 Flood Risk
- **Saved policies of the Kennet District Local Plan (KDLP)**
 - HC25 Replacement of existing dwellings
- **Statutory Legislation**
 - Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- **Supplementary Planning Documents**
 - Wiltshire Local Transport Plan 2011 – 2026 – Car Parking Strategy (March 2011)
 - Wiltshire Design Guide 2024 North Wessex Downs AONB Management Plan 2019-2024

Planning History

There has been no recent planning application for the site.

There have been planning applications in the immediate surrounding area. The details are outlined below:

- **Mariners Oak, Oare, Marlborough, SN8 4JA** (Ref. PL/2024/02206) Extensions and alterations - Consented
- **The Old Bakery, Oare, Wiltshire, SN8 4JQ** (Ref. 15/11177/FUL & 15/10800/LBC) Demolition of conservatory and erection of single storey rear/ side extension - Consented

Pre-application Enquiry

A pre-application enquiry was submitted to Wiltshire Council on 13th August 2025, ref. ENQ/2025/01286. The purpose of the enquiry was to ascertain the views of the local planning authority for the proposed removal of the existing single-storey dwelling and detached garage and the construction of a replacement two-storey dwelling and associated works.

- The key points noted from this consultation are outlined below:
- *The principle of constructing a replacement dwelling is capable of gaining officer support, subject to impacts in terms of the character of the area, setting of listed buildings and the conservation areas, residential amenities.*
 - *LPA would strongly recommend the dwelling being no higher than 1.5 storeys high to ensure that it does not dominate the street scene and neighbouring properties located to either side*
 - *Consideration should also be given to the siting and layout of the dwelling in relation to the neighbouring property*
 - *The proposal is potentially considered acceptable in principle subject to addressing key concerns.*

Design and Impact on Character and Appearance of the Area

Policy CP57 of the WCS seeks to ensure that all development proposals are of a high standard of design that responds positively to the local context and contributes to a sense of place. This includes consideration of layout, form, materials, scale, and relationship to the surroundings.

Layout

The proposal is for a 3-bedroom replacement dwelling consisting of a slightly larger footprint to the existing dwelling (dashed red on the adjacent diagram) to meet the family's requirements. The proposed building has been sited in a similar position to the existing building to ensure the privacy of the occupants of adjacent houses is not affected.

By rotating the orientation of the building, the proposed dwelling would be positioned gable end on to the road, complementing the gable end facing the road of Yew Cottage and The Paddock. The position of the building on the site respects the established build line to the rear of Mariners Oak and the garage for Ashley Cottage.



Ground Floor

The proposed layout has been developed to accommodate primary living spaces on the ground floor including a ground floor bedroom and en-suite.

The kitchen, living and dining is located to the rear of the footprint in the form of a single storey extension. Large apertures reinforce the connection with the landscaped garden and prioritise daylight with deep soffits and shading to minimise overheating.

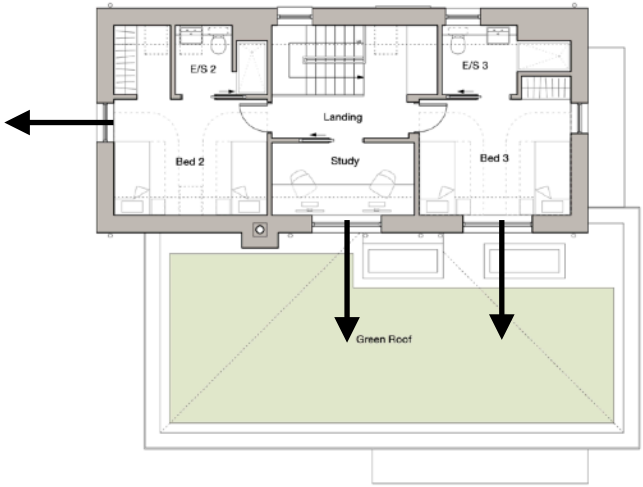
First Floor

The first floor accommodation provides 2 bedrooms, associated en-suites, a small study and storage. The floor plate has been set back to simplify the form, reduce massing and increase distances to the windows of habitable rooms. Habitable rooms face primarily south towards the garden and west to address the street elevation, with non-habitable windows located on the north elevation to mitigate overlooking. Windows on the east elevation consist of secondary windows and are more discreet.

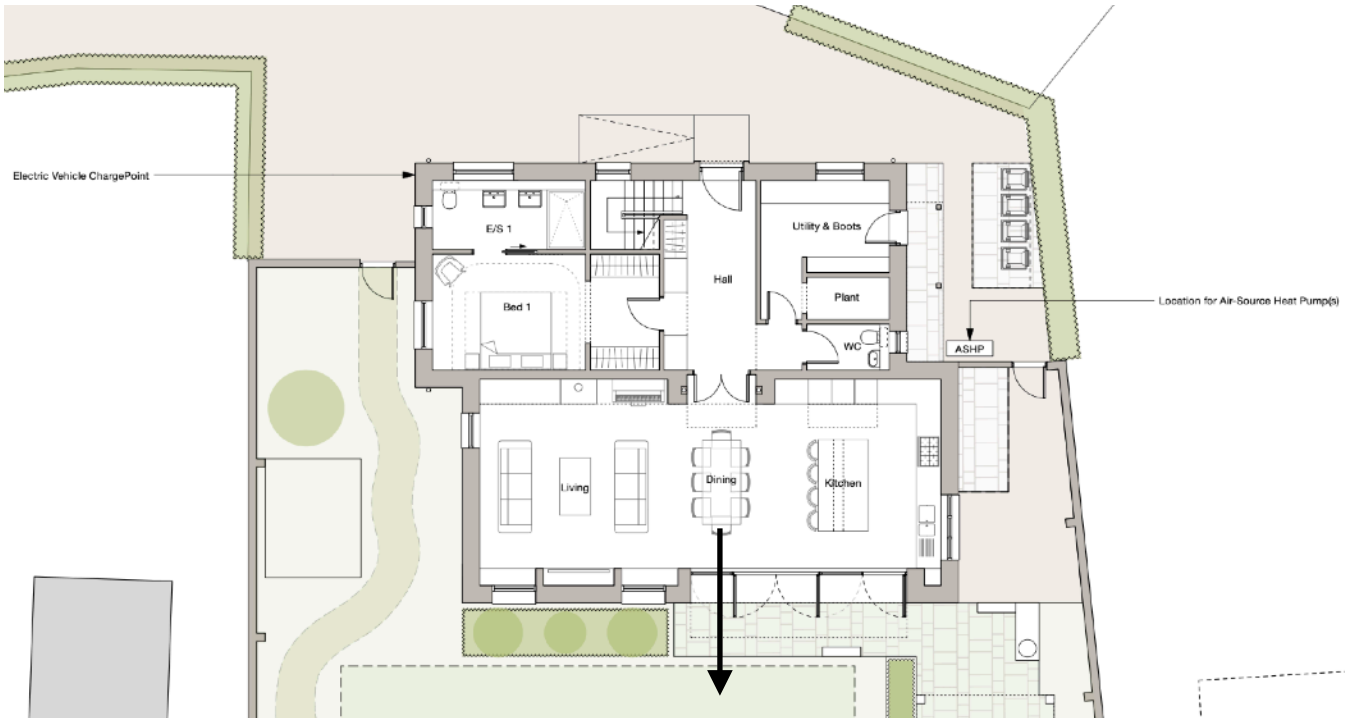
Amount

Existing and proposed areas are included in the table below.

Existing		
Ground Floor	110	
Garage	19	
Total	129	
Proposed		
Ground Floor		123.0
First Floor		58.9
Total		181.9



First Floor Plan



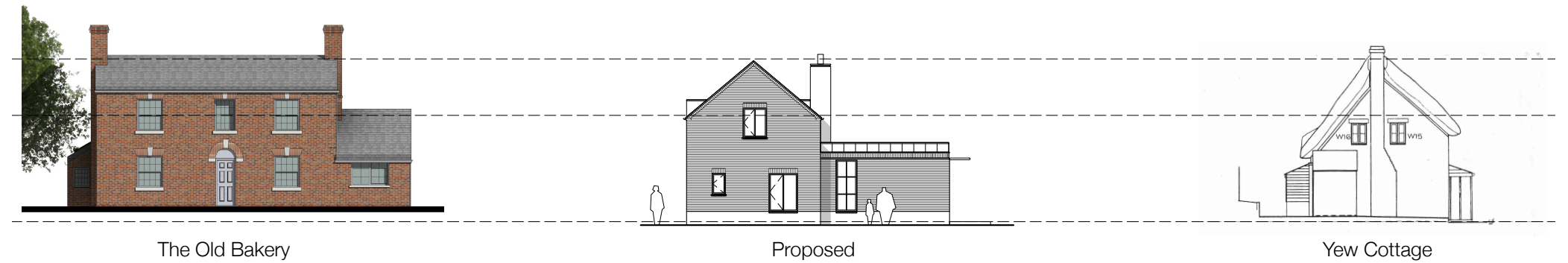
Ground Floor Plan

Scale & Height

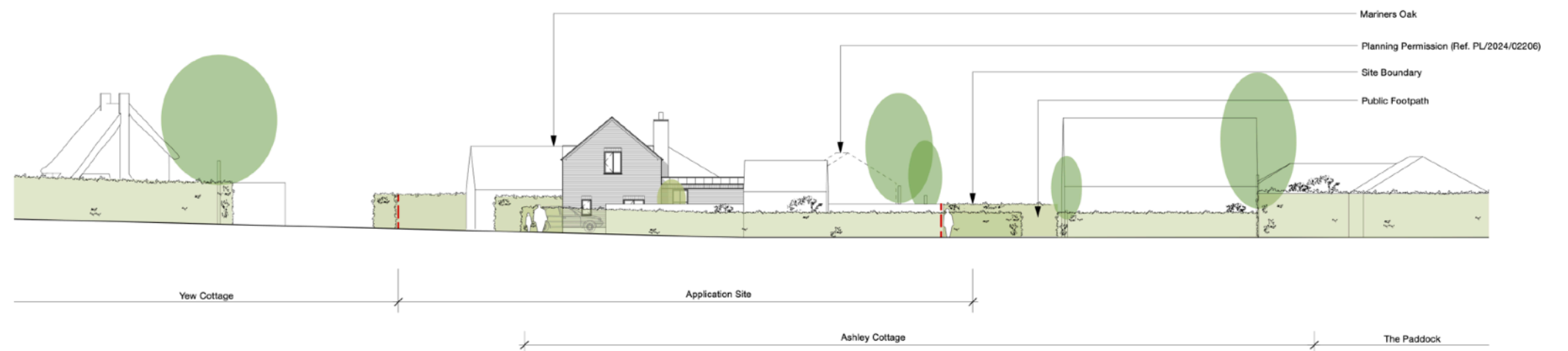
The proposals have been developed following extensive site analysis, testing the relationship of the site with the adjacent properties.

Consideration has been given to minimise the height by incorporating first floor bedrooms within the roof. This reduces the height of the proposed building to 1.5 storeys in response to the height of the adjacent buildings.

The adjacent comparative diagram and street elevation demonstrate the proposed height is in keeping with the Old Bakery (opposite the site) and Yew Cottage to the north.



Comparative Section



Appearance

Further to the character analysis previously carried out, the proposals draw on the architectural language of the surrounding buildings to provide a clear hierarchy and ordered arrangement.

The form is simplified with a prominent gable end. The proposed windows have been carefully considered in relation to their internal position while providing an ordered facade arrangement. Windows on the ground floor are typically larger while first floor windows have been maintained smaller to contribute to the facade hierarchy with distinction between ground and upper.

To the rear, the chimney is a key architectural feature while larger windows reinforce the connection with the landscape.

Materials

The proposed material palette has been carefully selected in relation to the existing context to include a simple set of robust materials.

Inspired by the proposed red brick of the Old Bakery, the proposed red tone brickwork will be the predominant material, with accents of timber doors and light grey toned metal-framed windows.

The proposed roof material is a slate roof, reflecting the character of the Old Bakery and other surrounding buildings. The roof for the single storey element consists of a flat green roof with a zinc fascia.

Architecture details add interest to the elevation and range from a subtle natural stone plinth to provide a strong base to the building and draw attention to the entrance or subtle complementary banding such as soldier coursing in the same brick colour or soldier brick headers to the windows.



North Elevation
Scale: 1:100



West Elevation
Scale: 1:100

Material Key

1. Clay Facing Brickwork with Lime Mortar
2. Slate Roof
3. Zinc Fascia
4. Powder Coated Metal Windows (Grey)
5. Conservation Rooflight
6. Zinc Dormer Windows
7. Natural Stone Plinth
8. Zinc Rainwater Goods
9. Timber Posts, Natural Stain Finish
10. Timber Door
11. Brise Soleil
12. Natural Stone Surround

Impact on Heritage Assets

Policy CP58 states development should protect, conserve and where possible enhance the historic environment.

The heritage assets to be considered in relation to the proposed development within their settings are:

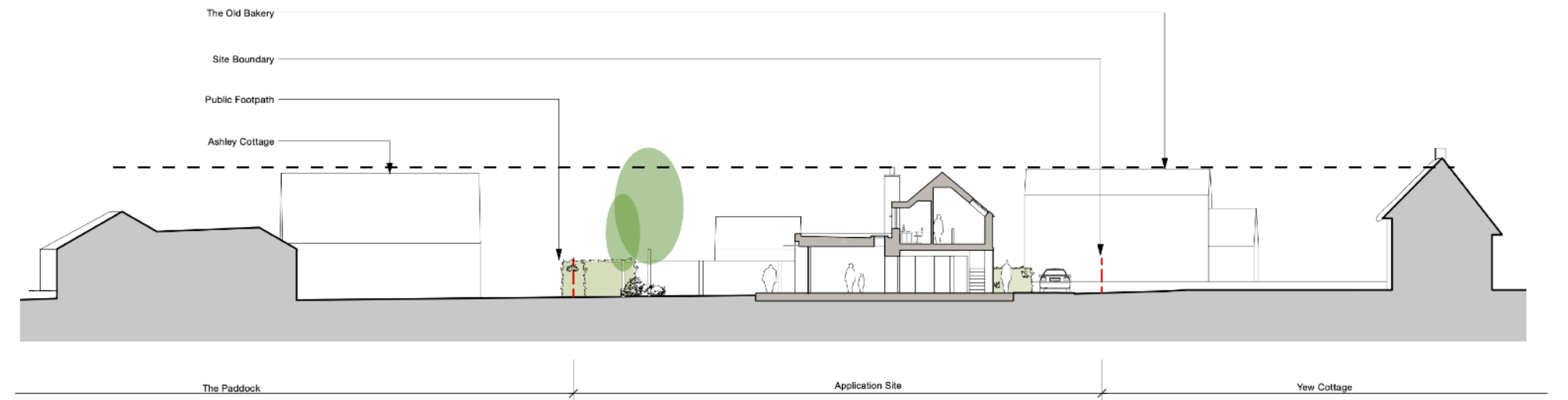
- Oare Conservation Area
- Church of the Holy Trinity (Grade II)
- The Old Bakery (Grade II)
- Yew Cottage (Non-designated heritage asset)

Astra Cottage stands adjacent to the boundary of the Oare Conservation Area, but whilst it is in the setting of the designated area, the bungalow is of no heritage significance and is considered to have a neutral impact on the heritage assets.

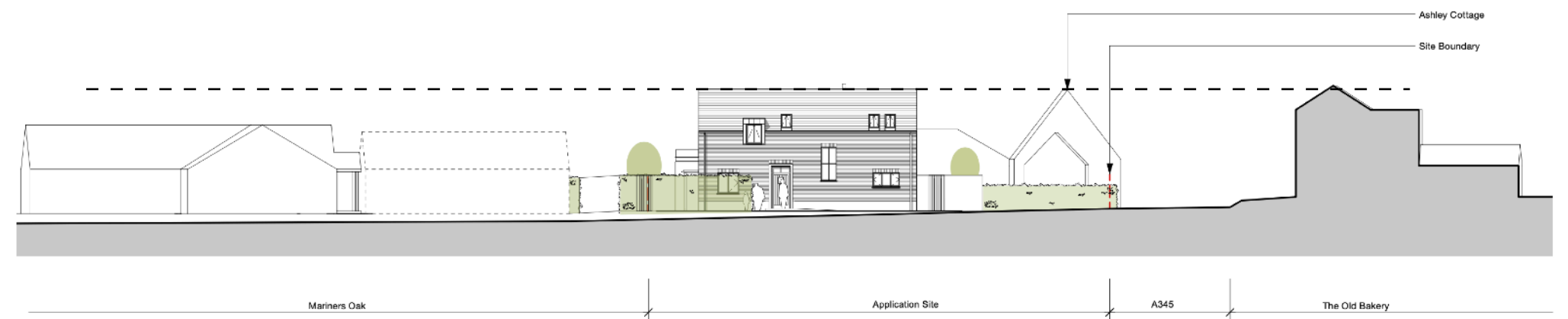
The replacement dwelling is positioned with the gable facing the street scene to reflect a similar response to Yew Cottage and The Paddock. The proposed height for 1.5 storey building has been carefully considered to reflect the height of the Old Bakery and Yew Cottage.

Following the initial character analysis, the proposed design for the replacement dwelling draws on local features with a contemporary approach to reflect the local area and create a strong sense of place. The proposed material palette, including red brick and slate, has been selected to complement the locality.

The proposed house will not impact on the ability to experience the nearby listed buildings, or to understand or appreciate their significance. Therefore, there will be no harm caused to these designated heritage assets.



- Proposed Section AA



Proposed Section BB

Residential Amenity

Policy CP57 includes a requirement that development should ensure a high standard of amenity for existing and future occupants.

As such, a proposed generous private amenity space will allow the Applicant to enjoy the outdoors. The internal arrangement has been developed to enhance the connection with the landscape and offers views out to the garden.

The proposed dwelling has been positioned to reinforce a back garden to back garden relationship with The Paddock and a garden to garden relationship with Ashley Cottage and Mariners Oak.

It is also worth highlighting the proposals seek to preserve the established relationship with Mariners Oak, however, there is currently planning permission to build a garage between both gardens.

As previously mentioned, the proposals have been considered to minimise the impact to the adjacent homes including:

- First floor accommodation is set within the roof to minimise height
- The first floor has been set back to increase the distance from first floor windows to the adjacent properties
- Habitable rooms face primarily south and west with only secondary windows on the east elevation.



Highway Safety & Parking

Policies CP60 to CP64 set the transport and accessibility framework for development in Wiltshire. Proposals must provide safe and suitable access for all users and should not have a severe impact on the transport network.

The existing site access via a shared access route from the A345 along the northern boundary is proposed to be retained. This route also provides access to Mariners Oak, to the East of the site.

The proposal for a replacement dwelling consisting of 3 bedrooms includes 2 parking bays provided on the re-landscaped front drive as shown on the adjacent site plan.

An electric vehicle charge point is proposed adjacent to the proposed house.

Secure storage space for 3 bicycles including 1 covered space per bedroom for up to 3 bedroom dwellings and 1 visitor space. Sufficient space is provided within the rear shed at the prescribed space in accordance with Wiltshire Local Transport Plan 2011-2026 Cycling Strategy Appendix 4: Cycle parking standards (1.9m x 1.8m x 1.2m for four bikes). Notwithstanding, reference to dimensions set out in the Code for Sustainable Homes should be viewed as best practice whereby the size for four cycles is 2m long x 2.5m wide. Subsequently, the proposed cycle storage has been sized accordingly.

A refuse storage area incorporating sufficient space for refuse and recycling waste is proposed to the east of the new dwelling.

Permeable paving to driveway





Ecology

Policy CP50 seeks to conserve and enhance biodiversity across Wiltshire. Development should avoid harm to protected species and habitats and provide net gains in biodiversity wherever possible. The Council has a statutory duty under the Environment Act 2021 to secure 10% measurable biodiversity net gain (BNG).

Hampshire River Avon Special Area for Conservation (SAC)

This development falls within the catchment of the River Avon SAC and could therefore have the potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. However, the issue of increases in phosphorous discharge in wastewater results from increases in overnight accommodation developments. The proposal maintains the current use and will not increase the number of overnight accommodation developments in the catchment. Based on this, there is no potential for adverse effect.

Protected Habitats and Species

The Preliminary Roost Assessment and bat activity surveys undertaken by Pro Vision and ABR Ecology Ltd confirmed the buildings were identified to support day roosts for a low number of brown long-eared bats which are of 'site' importance. The proposals for demolishing the buildings and building a new dwelling

As the proposals will result in impacts on the roost, the applicant acknowledges the requirement for an application for a European Protected Species (EPS) licence from Natural England prior to commencement of works.

Due to the absence of loft voids as the 1.5 storey proposals occupy the roof space to minimise the height of the building to be in keeping with the adjacent properties, ABR Ecology Ltd has proposed the installation of three Segovia build-in bat tubes within the southern elevation of the new dwelling. These tubes are designed to interconnect, creating a larger internal cavity suitable for brown long-eared bats. This approach is considered proportionate to the level of impact, given that no bats were recorded entering or leaving the buildings during the activity surveys.

Biodiversity Net Gain

Policy CP50 seeks to conserve and enhance biodiversity across Wiltshire. Development should avoid harm to protected species and habitats and provide net gains in biodiversity wherever possible. The

Council has a statutory duty under the Environment Act 2021 to secure 10% measurable biodiversity net gain (BNG).

The development is exempt from a 10% BNG as it qualifies as a self-build project for the following reasons:

- It consists of no more than 9 dwellings
- The site has an area no larger than 0.5 hectares
- The development consists exclusively of a dwelling that meets the definition of self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. [The applicants have commissioned Milton Architects to design a bespoke home for themselves. They have made key design and layout decisions and will employ a building contractor to build the home ready for their occupation.]

Notwithstanding, the following biodiversity enhancements are proposed:

- A biodiverse green roof on the single storey element of the house.
- The installation of three build-in bat tubes within the southern elevation of the new dwelling
- New tree planting, hedging and species rich planting is to be incorporated within the proposed garden and along the boundaries
- Sustainable drainage systems such as permeable materials and installation of a water butt for rainwater harvesting for the garden are proposed

Sustainability

The proposals will achieve a high standard of environmental sustainability with the following measures:

- A fabric first approach to construction will ensure minimal energy input requirements and minimal maintenance. The new dwelling will greatly improve on the existing building fabric performance and will exceed the current building regulations for energy performance.
- The proposed dwellings has been positioned and orientated to maximise the aspect to provide optimal levels of natural sunlight and ventilation.
- The large glazed windows facing south and west have been designed to minimise overheating with deep soffits and solar shading.
- Materials have been selected to be naturally durable and long lasting to avoid the need for premature replacement or continual maintenance.
- Roof integrated solar photovoltaic panels orientated due south.
- It is proposed to use an air-source heat pump as the primary heating source for hot water and comfort heating.
- A whole-house mechanical ventilation system with heat recovery will be installed in order to maintain healthy levels of background ventilation whilst maximising the efficiency of the hot water heating system
- Water efficiency standards are achievable through regulating taps and showers.
- An electric car charging point is proposed adjacent to the house.
- Bicycle storage is provided in the new garden shed to support sustainable transport methods.
- Space for the collection of waste and recycling materials has been incorporated into the site layout.





Flood Risk and Drainage

The Wiltshire Council Strategic Flood Risk Assessment, SFRA Data Explorer, has indicated that the site is located within Flood Zone 1 and there is a low level of risk from fluvial flooding. The site is shown to be at a low cumulative risk of flooding in the future from all sources.

The proposed drainage design is to connect to the Mains Sewer.

Surface water generated by the site shall be discharged to ground through a soakaway, size of storage to be determined following testing.

Amenity and biodiversity benefits are to be provided through the proposed SuDS systems which include permeable materials, such as gravel and water butts.

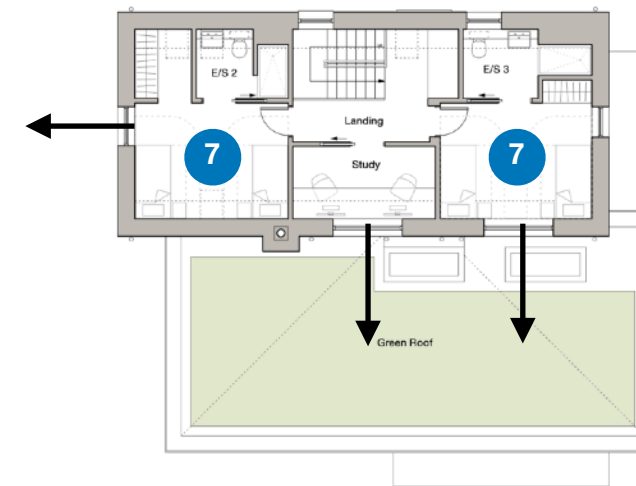




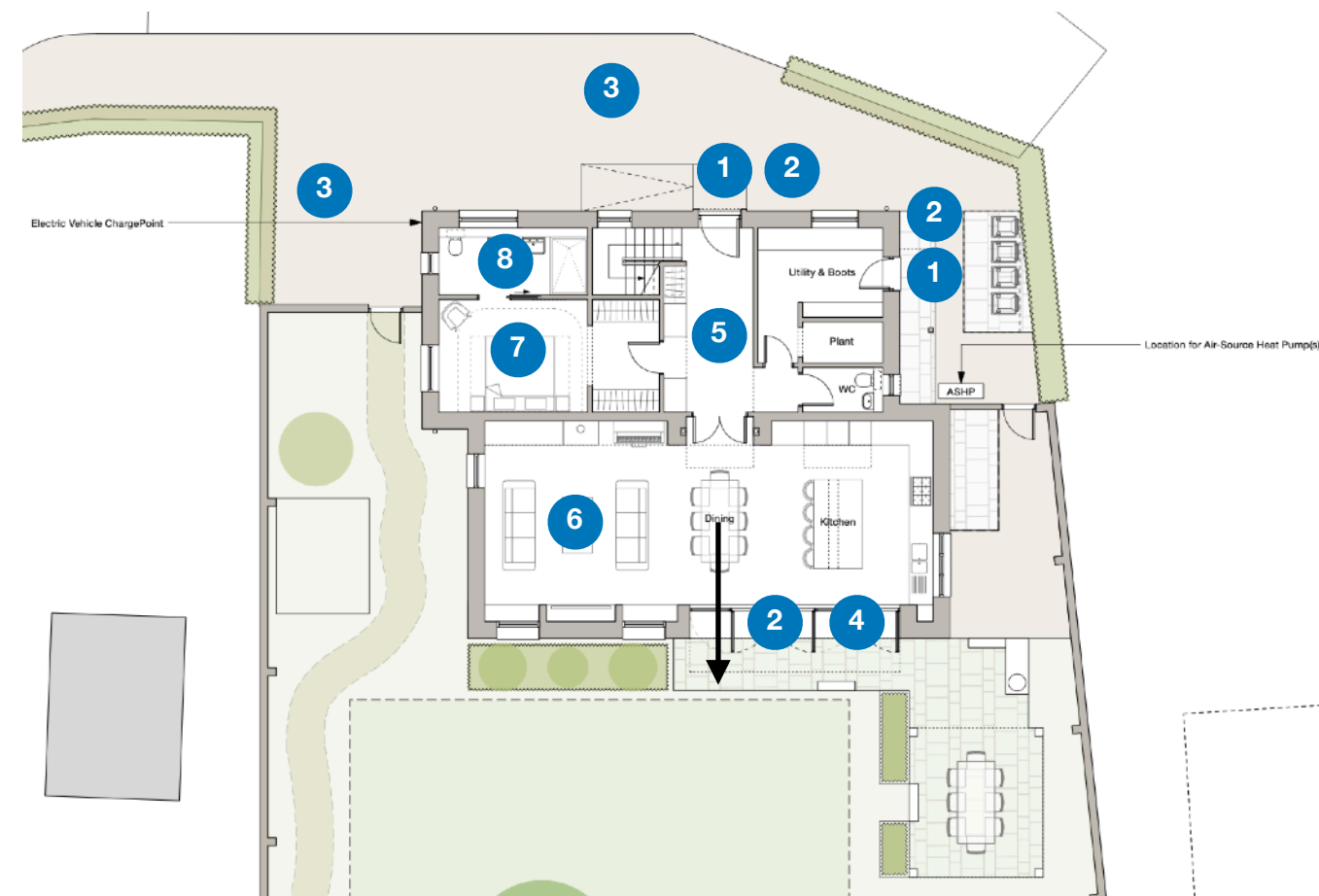
The proposals have been designed to be accessible and adaptable featuring step-free access, wider doors and corridors, entrance level WC and provisions for future lift/grab rails.

The Wiltshire Design Guide states all new homes are encouraged to meet Building Regulations Part M4(2) standards. Compliance with Building Regulations Part M can be demonstrated as follows:

- 1** Level access route to the principal entrance with a 900mm wide approach and ramp with gradient between 1:12 and 1:20. Potential for level access to suitable alternative entrance. Canopy at alternative entrance.
- 2** All external doors have a clear opening width of 850mm with a 300mm nib and level threshold
- 3** Proposed parking bay of 2.4m wide x 4.8m long with potential to increase to 3.3m wide and generally level
- 4** Level threshold access to outdoor private spaces
- 5** Step free access to all rooms within the entrance storey and potential minimum nib of 300mm to the leading edge of doors
- 6** Living area included on entrance storey with principal window no more than 850mm above floor level.
- 7** All bedrooms include a 750mm clear zone and access route to window as required.
- 8** WC within entrance storey with capacity for a level access shower. Bathroom sized to accommodate a WC, basin and bath on the same floor as the main bedroom.



First Floor Plan



Ground Floor Plan



Conclusion

Paragraph 135 of the NPPF 2023 states:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users;

The site consists of a single storey detached dwelling and detached garage of no architectural merit. The proposed dwelling has been carefully designed to respect the neighbouring properties with a high quality design to reflect the heritage assets. This will satisfy the criteria of paragraph 135. Specifically:

- The house will function well as an accessible and adaptable private family home for the short and long term.
- The design is of high architectural quality, specifically tailored for this site to provide enhanced living accommodation with strong connectivity to the garden.
- The proposed height of 1.5 storeys is in keeping with the height of the surrounding buildings namely the Old Bakery (a Grade II listed building) and Yew Tree Cottage (a Non Designated Heritage Asset).
- The design takes inspiration from the locality through the use of local features and materials. The simple rectangular form and rear single storey element with prominent gable end, a clear fenestration hierarchy providing distinction between the ground and first floor and prominent chimney feature reflects the local area. The proposed use of red brickwork and slate is in keeping with the materials of nearby properties, such as the Old Bakery.
- The proposals maximise the use of the site in terms of layout and aspect while addressing the street scene and providing natural surveillance and still respecting of neighbours' amenity. The proposed dwelling will create a highly energy efficient home suitable for 21st century living that will raise the standard of design locally and add to the general quality of the area.

We therefore respectfully suggest that these proposals are in accordance with national and local planning policies and should be granted planning consent.



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