

DESIGN AND ACCESS STATEMENT

PROJECT: Demolition of existing bungalow and erection of 2 no. detached dwellings

SITE: The Haven, Webbs Hill, Minety, Wiltshire, SN16 9QG

1.0 Introduction

This statement supports the Full Planning Application for the redevelopment of 'The Haven'. It explains the design principles and concepts that have been applied to the development, demonstrating how the proposal complies with **Core Policy 57 (Ensuring High Quality Design and Place Shaping)** of the Wiltshire Core Strategy.

This document focuses specifically on the *physical* aspects of the proposal—how the buildings look, function, and fit into the street scene—complementing the *policy* arguments (Tilted Balance) in the accompanying main Planning Statement.

2.0 Assessment of Context

2.1 Physical Context

- **The Site:** A rectangular plot currently occupied by a single, detached bungalow of mid-20th-century construction. The site is level and benefits from established boundary hedging.
- **The Street Scene:** Webbs Hill is characterised by a linear development pattern. The architectural grain is varied, featuring a mix of single-storey bungalows, chalet-style

dwellings, and two-storey detached houses. There is no single dominant architectural style, allowing for a degree of design flexibility.

- **Materiality:** The local vernacular includes a palette of render, small areas of brick, and reconstituted stone, with tiled concrete profile tile roofing being predominant.

2.2 Social & Economic Context

- Minety is a functioning village community. The site is located within walking or cycling distance of key amenities.
 - The proposal responds to the local need for high-quality family housing, replacing energy-inefficient stock with modern, sustainable homes.
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3.0 Design Principles

3.1 Use

The application retains **Residential (Class C3)** use. This is entirely consistent with the prevailing character of Webbs Hill.

3.2 Amount

The proposal seeks to replace 1 no. substandard dwelling with **2 no. detached dwellings**.

- The site area allows for this intensification without resulting in a "cramped" form of development.
- The resulting plot densities are comparable to other subdivided plots within the vicinity and district.

3.3 Layout

- **Building Line:** The proposed dwellings are sited to respect the established building line of Webbs Hill. They sit comfortably back from the highway, maintaining the semi-rural verge character.
- **Spacing:** Sufficient gaps are retained between the new dwellings and the side boundaries (minimum 1m to boundary) to prevent a "terracing effect" and preserve the visual gaps that characterise the street scene.
- **Orientation:** The dwellings are oriented to face the road frontage, ensuring natural surveillance and active frontage.

3.4 Scale and Massing

- The proposed dwellings are designed to sit harmoniously within the mixed roofscape of Webbs Hill, the two houses have different eaves heights to vary the design.
- Care has been taken to ensure ridge heights do not appear overbearing. Adjacent properties are two storey as well as bungalows, the design utilises [e.g., lowered eaves / dormer windows / storey and a half style] to provide a sensitive transition in height.
- The massing is broken up by architectural features (porches, bay windows) to reduce visual bulk.

3.5 Appearance

- **Architectural Style:** A contemporary interpretation of the rural vernacular.
 - **Materials:** High-quality materials are proposed to ensure longevity and visual appeal:

- **Walls:** to be built in approved natural Cotswold stone with reconstructed stone heads and cills to match stone to the front and west side elevations. Through-coloured render to the rear and east gables.
- **Roof:** Spanish natural slate roofing with pvc anthracite fascia and barge with exposed eaves - no soffits. Pvc black traditional look half round gutters and downpipes.
- **Fenestration:** High-performance flush casement design grey or timber-effect UPVC/Aluminium windows.
- This palette ensures the development feels "of its time" but rooted in the Wiltshire context.

3.6 Landscaping

- **Hard Landscaping:** Permeable paving is proposed for the driveways to handle surface water runoff sustainably (SuDS compliant).
 - **Soft Landscaping:** Existing mature hedgerows on the boundaries will be retained and enhanced where possible to maintain privacy and biodiversity.
 - **Gardens:** Both plots benefit from adequate rear gardens that comply with minimum amenity standards, providing space for family recreation, drying, and bin storage.
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4.0 Access

4.1 Vehicular Access:

- Safe and suitable access is provided directly from Webbs Hill, an unadopted track.
- Visibility splays are maintained in accordance with Manual for Streets requirements for the speed limit of the road at the junction with the main highway in Silver Street.
- The site layout includes sufficient turning space to allow vehicles to enter and exit in a forward gear—a key safety requirement for rural lanes.
- A planning application will trigger consultation with Wiltshire Council's Highways dept. as well as Rights of Way (ROW) consultees during the determination period. Previous applications have noted the track is not under Wiltshire Council's highway control and it a private road. The ROW consultees on other applications in the recent past accept the application's confirmation without any specific evidence; however, they do add informatives, - below is an example:

Jane Hughes, Rights of Way Wiltshire Council: The site is accessed via a public footpath (MINE44) over which there is no recorded public right of access.

As this is an existing property, I am making an assumption that the applicant has a private right of vehicular access to the proposed additional dwelling. I have no objection subject to the following informatives:

The applicant should note that in order to access the site with a mechanically propelled vehicle (MPV), they will require a private right of vehicular access. Without this private right they would be committing an offence under Section 34 of the Road Traffic Act 1988. The granting of planning permission does not give the applicant or householder a vehicular right of access over the footpath. The applicant is advised to take legal advice to ensure they have a right of access.

The applicant should note that no construction / demolition vehicle access may be taken along MINE44 without prior consultation with the Rights of way Countryside Access Officer (CAO). Where appropriate any safety/mitigation/reinstatement measures must be approved by the CAO. It is an offence under section 131A of the Highways Act 1980 to disturb the surface of a public right of way without lawful authority to do so. The Highway Authority have the power to take enforcement action as necessary

The applicant should note that it is a criminal offence to obstruct a public right of way under section 137 of the Highways Act 1980 and therefore no materials, plant, temporary structures or excavations of any kind should be deposited / undertaken which obstruct or adversely affect the public right of way MINE44 whilst development takes place, without

prior consultation with, and the further permission of, the highways authority at Wiltshire council.

- In this instance the applicant has checked the legal position and has established that he a private right of vehicular access.

4.2 Parking

- Parking is provided in accordance with Wiltshire Council's minimum parking standards (typically 2-3 spaces per dwelling depending on bedroom count).
- Electric Vehicle (EV) charging points will be installed for each dwelling, future-proofing the development.

4.3 Inclusive Access

- The approach to both dwellings will be level or gently ramped to comply with **Part M (Category I)** of the Building Regulations, ensuring the homes are visitable by people with reduced mobility.
 - Ground floor WCs are provided in both units.
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5.0 Sustainability & Efficiency

The new dwellings represent a significant upgrade over the existing bungalow:

- **Fabric First:** High levels of insulation and air-tightness.
- **Energy:** Potential for Air Source Heat Pumps (ASHP) and Solar PV integration.
- **Water:** Water efficiency measures to limit usage to 110 litres/person/day.

6.0 Conclusion

The proposal at The Haven represents a high-quality, design-led scheme. It respects the character of Webbs Hill while making more efficient use of the land. The design ensures no harm to residential amenity and provides safe access, complying fully with Core Policy 57.
