



Design & Access Statement

LOCK WOOD VIEW

February 2026

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Site

Lock Wood View, Manningford Bruce, Pewsey SN9 6JQ

Applicants

Mr & Mrs Holme

Applicant Address

Lock Wood View, Manningford Bruce, Pewsey SN9 6JQ

Agent

BL design studio Ltd, Barton Dene, Marlborough, SN8 1PB

1. INTRODUCTION

BL design studio Ltd has been instructed by Mr & Mrs Holme to submit a Householder Planning Application to Wiltshire Council in accordance with the Town and Country Planning Act 1990.

This application seeks to gain permission for a series of extensions, internal alterations, repairs, and replacement windows.

The proposal seeks to make a positive contribution to the architecture of the local area as a low impact contemporary addition that takes its form from local residential examples.



Fig 1.0 Photograph of Lock Wood View (Google maps)

The application documentation to support this application is listed below and is to be viewed in conjunction with the information contained within this Design & Access Statement:

- Application Form (duly completed)
- Cover Letter
- CIL Form 1 (completed)
- Design and Access Statement
- 25.002-01 Existing Site Plan, Floor Plans, Elevations and Sections
- 25.002-02 Proposed Site Plan and Garage
- 25.002-03 Proposed Floor Plans, Elevations and Sections

This statement documents the key elements of the proposal in terms of design and access.

2. SITE AND SURROUNDINGS

The application site, known as Lock Wood View, comprises of a detached, single-storey residential dwelling set within a generous plot, nestled within the serene and architecturally rich village of Manningford Bruce, situated in the heart of the Vale of Pewsey. Positioned within the North Wessex Downs National Landscape, the application site is characterized by its rural tranquillity and its integration into a settlement pattern that seamlessly blends historic Wiltshire vernacular—notably timber-framed and thatched cottages to the north—with more modern residential infill to the south.



Fig 2.1 Aerial photograph of Lock Wood View (Google maps)

The immediate surroundings are defined by a mix of established hedgerows and mature trees that provide a soft, natural buffer between the built environment and the vast, undulating agricultural land that stretches toward the horizon in all directions. This specific pocket of the SN9 postcode enjoys a sense of seclusion and privacy, yet it remains functionally connected to the village core, with the site's topography offering gentle views that reinforce its connection to the surrounding Downland. Access is maintained via the existing local lane network, which retains a narrow, traditional character.

Lock Wood View, is situated within a distinct residential enclave along the northern boundary of an unnamed rural lane. The immediate surroundings are defined by a notable diversity in architectural

styles, creating an eclectic streetscape that reflects various periods of development. This row of properties exhibits a broad spectrum of residential typologies, ranging from modest, utilitarian two-storey semi-detached dwellings to more substantial bespoke 1.5, 2 and 3 storey detached residences. These larger, neighbouring dwellings are characterized by a sophisticated material palette and traditional design elements, including prominent dormer windows and high-specification masonry. The architectural rhythm of the lane is dictated by these taller structures, against which Lock Wood View stands as a notable exception; it is one of only two single-storey bungalows within this specific alignment, providing a visual break in the roofline and contributing to the varied density of the lane.



Fig 2.2 Photograph of neighbouring property (Google maps)

The primary architectural form of Lock Wood View is rooted in its original L-shaped bungalow footprint, a configuration that offers a clear distinction between the private and communal wings of the home. Over time, the property has undergone strategic modernization to provide additional living space and enhanced functionality.

This is demonstrated by the integration of a substantial single-storey flat-roof extension situated to the rear elevation and western boundary. This modern addition is adjoined by a conservatory structure, which serves as a transitional space between the internal living environment and the external landscape, albeit is of poor architectural quality.

One of the most defining characteristics of Lock Wood View is its significant spatial setback from the public highway. While many properties along the lane maintain a standard proximity to the road, the subject property is positioned deep within its plot, affording a superior degree of privacy.

The boundaries are screened by well-established, mature planting and hedging, which serves a dual purpose: providing an effective acoustic buffer from the lane and reinforcing the property's private, secluded character.

The approach to the property is defined by a broad gravel-dressed driveway, which provides ample off-street parking for multiple vehicles, meeting the functional needs of a modern household without detracting from the property's visual appeal.

The driveway further facilitates direct access to a single-bay, flat-roof garage situated on the eastern boundary of the site.



Fig 2.3 Photograph of neighbouring property types (Google maps)

The Site is located with Flood Zone 1 where there is a very low risk of flooding from rivers and seas as well as a very low risk of flooding from surface water according to GOV.UK flood data.

3. PLANNING HISTORY

A planning history search was carried out via Wiltshire Councils Planning Register and the following information was obtained:

K/74/0653 - Extension to utility room, playroom and bedroom - Approved 19/09/1974

E/09/0123/FUL - Erection of conservatory to rear of property - Approved with conditions 10/03/2009

4. PROPOSED DEVELOPMENT

The proposed development seeks to evolve the existing bungalow into a well-proportioned one-and-a-half storey dwelling by introducing a first-floor level that remains entirely sympathetic to the original footprint.

In terms of scale, the vertical extension has been designed to sit comfortably within the established building heights of Manningford Bruce, ensuring that the new ridge line matches that of Meadowcroft to the east and does not dominate the street scene or appear incongruous against the backdrop of the North Wessex Downs. The rear first floor extension has a more modern aesthetic with a 'flat roof' to provide a level of subservience against the main dwelling footprint. The increase in height is balanced by the generous proportions of the plot, ensuring that the ratio of built form to open garden space remains harmonious and characteristic of the SN9 area. By maintaining the existing footprint, the scale of the building at ground level remains unchanged, while the additional volume is concentrated within a refined upper storey that respects the human scale of the immediate residential context.



Fig 4.1 Visualisation of new street scene

The form of the proposal is defined by a traditional roof geometry that draws inspiration from the local Wiltshire vernacular, utilizing a pitched roof design that effectively masks the transition from single to double-storey. To avoid a monolithic appearance, the form is articulated with carefully placed gables and roof heights that break up the elevations and provide visual interest. This architectural approach ensures that the new first floor reads as a natural progression of the building's lifecycle rather than an

isolated addition. The inclusion of dormer windows and roof lights further serves to soften the building's profile, ensuring that the overall silhouette remains elegant and integrated into the sloping landscape of the Vale of Pewsey.



Fig 4.2 Visualisation of new front elevation

Regarding massing, the design strategy focuses on minimizing the perceived bulk of the upper floor to ensure it does not feel overbearing to neighbouring properties. This is achieved by stepping the massing back from sensitive boundaries and utilizing the existing roof pitch to "tuck" the new living space within a form that feels lightweight and proportional. The massing has been carefully distributed to ensure that the solid-to-void ratio of the windows and walls maintains a sense of lightness, preventing the structure from appearing top-heavy. By distributing the volume vertically rather than sprawling horizontally, the proposal preserves the valuable permeable land around the dwelling, ensuring that the overall mass sits quietly and respectfully within its verdant, rural surroundings.



Fig 4.3 Visualisation of new rear elevation

5. SUSTAINABILITY

A fundamental objective of the proposed internal alterations and comprehensive refurbishment is the strategic enhancement of the property's thermal envelope. The project seeks to significantly improve the building's fabric efficiency, ensuring all modifications align with current energy standards where possible.

To achieve this, all new structural elements will comply with the U-value thresholds as set out by the current Approved Document L of the Building Regulations.

The first floor will be constructed using an insulated timber frame which will allow for higher level of insulation to be accommodated and also make extending the property easier, rather than trying to build up the existing masonry cavity walls.

The uPVC windows and external doors, which currently represent a point of significant thermal loss, are to be replaced. In their stead, it is proposed to install high-performance, thermally broken aluminium-framed double glazing. These units have been selected to provide superior thermal performance, ensuring the property meets modern U-value requirements while offering enhanced durability and a refined architectural profile.

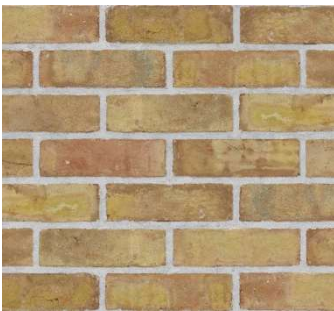
To support the revised internal layout and modern occupancy requirements, the primary heating infrastructure will be entirely overhauled. This includes the installation of a high-efficiency, A-rated oil-

fired boiler integrated with a new unvented pressurized water system serving modern radiators, ensuring uniform heat distribution and optimized fuel consumption across the property.

6. MATERIAL PALETTE

The proposed material palette is designed to harmonize the new extension with the original building and the wider local character. The introduction of new render and timber-style cladding provides a contemporary yet sympathetic finish. By pulling textures and tones from the local vernacular, these materials unify the old and new elements into a single, cohesive design that feels consistent with its surroundings.

Existing Material Palette



Facing Brick



uPVC windows



Concrete Tiles

Proposed Material Palette



Render



Aluminium windows



Slate tiles



Vertical timber (type 1)



Vertical timber (type 2)



Feather-edged timber

7. PLANNING POLICY

Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.

The Development Plan in terms of Section 70(2) and 38(6) of the Acts comprises the Wiltshire Core Strategy Development Plan Document ('the plan') adopted in January 2015.

In respect of other material considerations, the revised National Planning Policy Framework (the Framework) revised December 2024, sets out the Government's planning policies for England and how these are expected to be applied. The Framework describes how the planning system should achieve sustainable development and when the presumption in favour of sustainable development is engaged. The Planning Practice Guidance (PPG) provides further interpretation of the policies of the Framework.

The relevant Core Policies within The Plan are deemed to be:

Core Policy 41 – Sustainable Construction and Low Carbon Energy

Locally sourced materials, new energy efficient heating system & lighting, and enhanced insulation.

Core Policy 51 – Landscape

The design conserves & enhances the natural beauty of the area, reflects characteristics already present within the area and matches neighbouring ridge heights.

Core Policy 57 – Ensuring High Quality Design and Place Shaping

The proposal demonstrates a significant enhancement to the aesthetic quality of the site

Core Policy 62 – Development impacts on Transport Networks

There are no changes to the demand on the existing transport infrastructure of the site.

8. CONCLUSION

The proposed development at Lock Wood View represents a high-quality, sustainable evolution of an existing bungalow into a well-proportioned one-and-a-half-storey residence. By working within the existing building footprint and matching neighbouring ridge heights, the design ensures the new structure remains subservient to the surrounding landscape and maintains the character of the North Wessex Downs National Landscape.

The project demonstrates the following key planning and design principles:

- **Design and Aesthetic Quality:** The proposal replaces a low-quality existing extension and conservatory with a refined architectural form that draws inspiration from the local Wiltshire vernacular. The use of pitched roofs, articulated gables, and carefully placed dormers creates a visually interesting and elegant silhouette that enhances the site's overall aesthetic.
- **Landscape and Privacy:** By concentrating growth vertically rather than horizontally, the design preserves the site's permeable land and lush garden space. The property's significant setback and established mature hedging are maintained to ensure continued privacy for both the residents and their neighbours.
- **Sustainability and Construction:** In accordance with Core Policy 41, the development incorporates energy-efficient heating and lighting, enhanced insulation, and locally sourced materials to minimize its environmental impact.
- **Policy Compliance:** The scheme aligns with the Wiltshire Core Strategy, specifically addressing policies related to sustainable construction (CP 41), landscape conservation (CP 51), and high-quality design (CP 57) while having no negative impact on local transport networks (CP 62).

In summary, the application presents a sensitive and sustainable design solution that significantly improves the functionality and architectural merit of the property while respecting the rural character and residential context of Manningford Bruce.