



Cherry Bank, South Street, Broad Chalke, SP5 5DN

Planning — February 2026

Design Statement

01

Cherry Bank, South Street, Broad Chalke, SP5 5DN

- 1.0 — Site Photographs
- 2.0 — Site Appraisal
- 3.0 — Existing Drawings
- 4.0 — Site Massing—Design Development
- 5.0 — Design Statement
- 6.0 — Proposed Plans



1.0 —Site Photographs



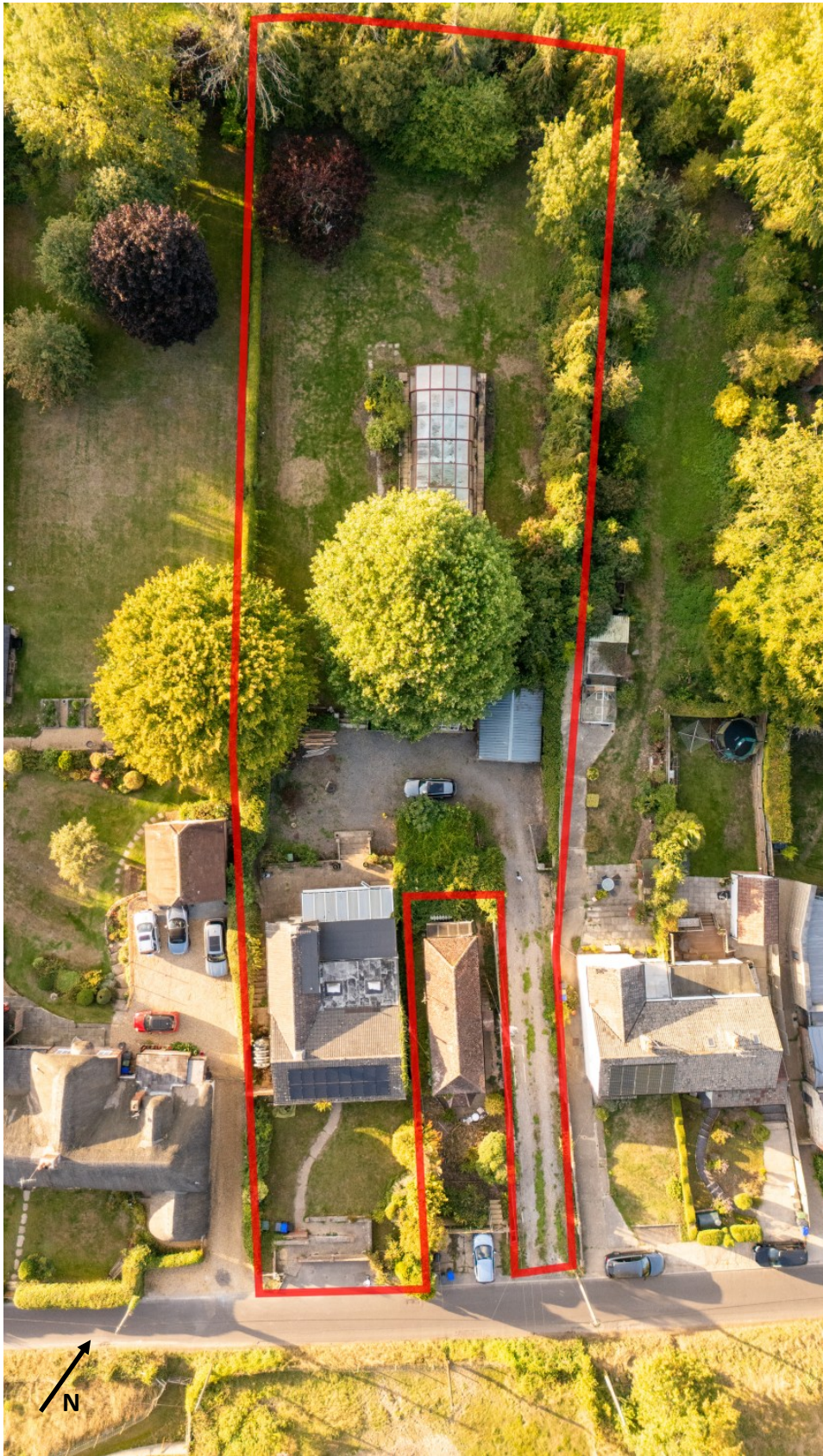
1.0 —Site Photographs — Cherry Bank



1.0 —Site Photographs — South Street Variety



2.0 — Site Analysis

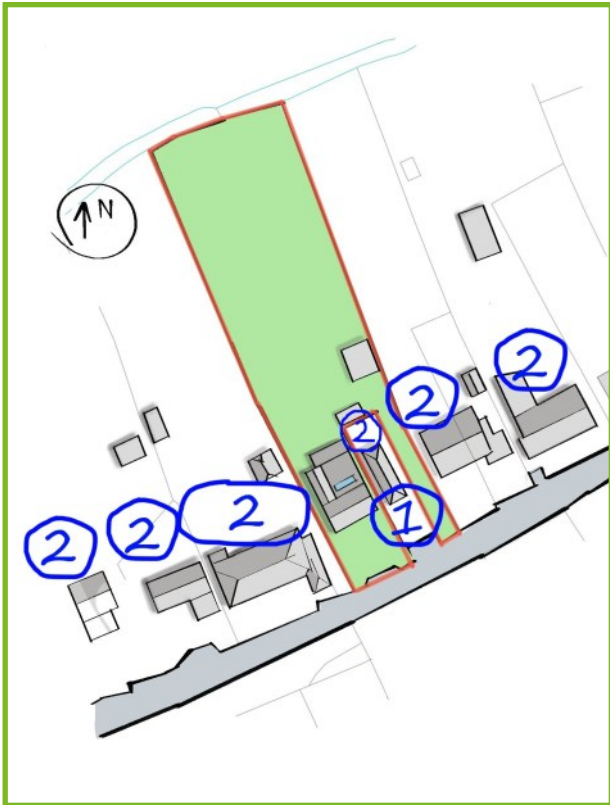


Aerial view of site

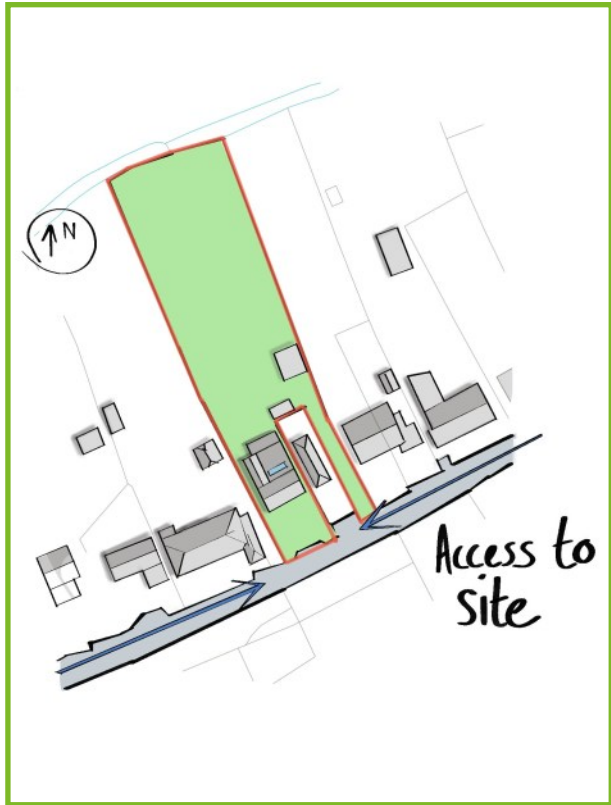


Design Outline:

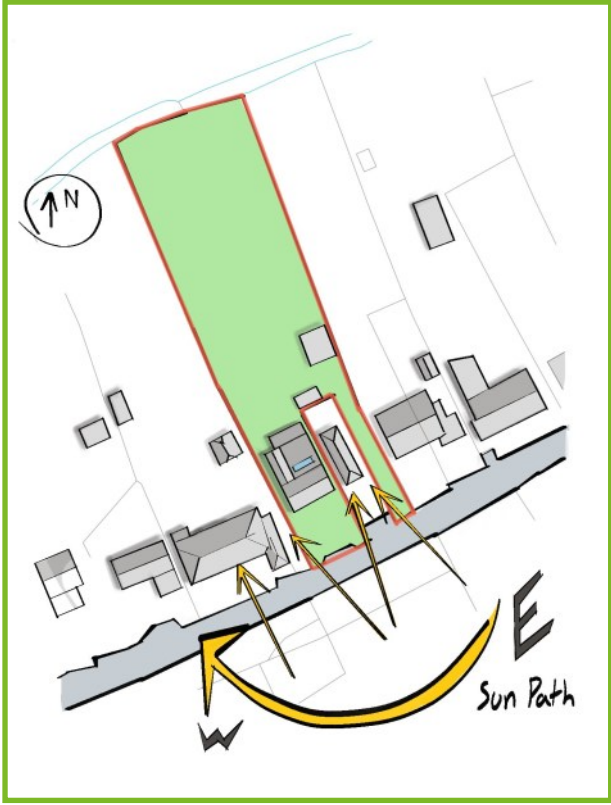
- The proposal sits on the southern edge of the site with properties to the east and west. The proposal will not restrict natural light to either property.
- Access to the site will remain unaffected by the development
- Properties along South Street step inwards and outwards in no particular pattern
- Cherry Bank benefits from being set back from the neighbouring property to the south west



Heights of neighbouring buildings

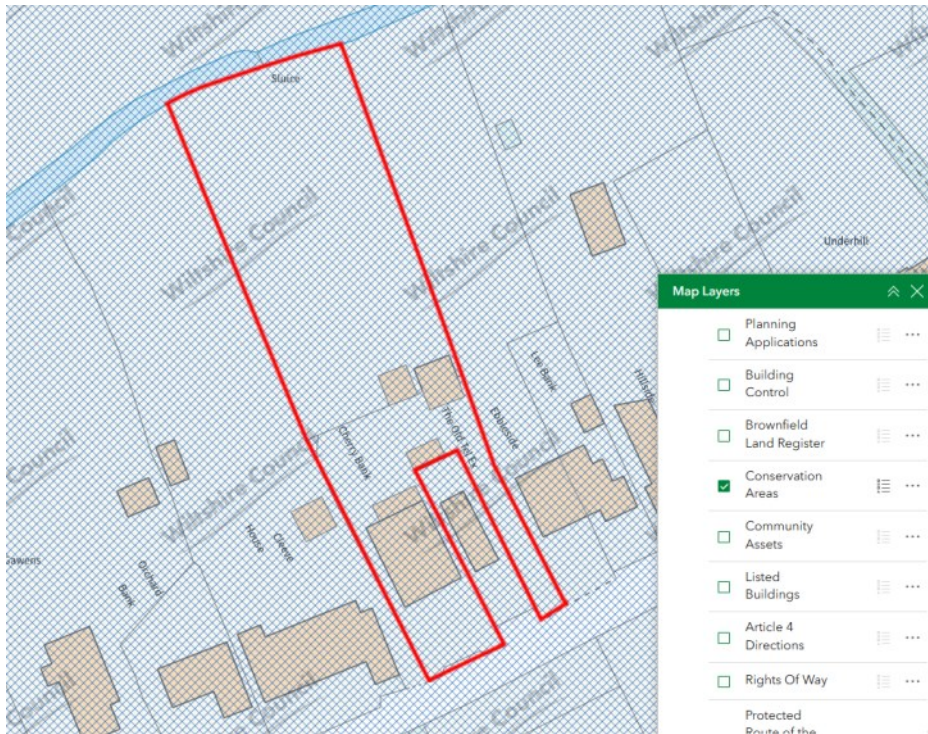


Access to site from South Street

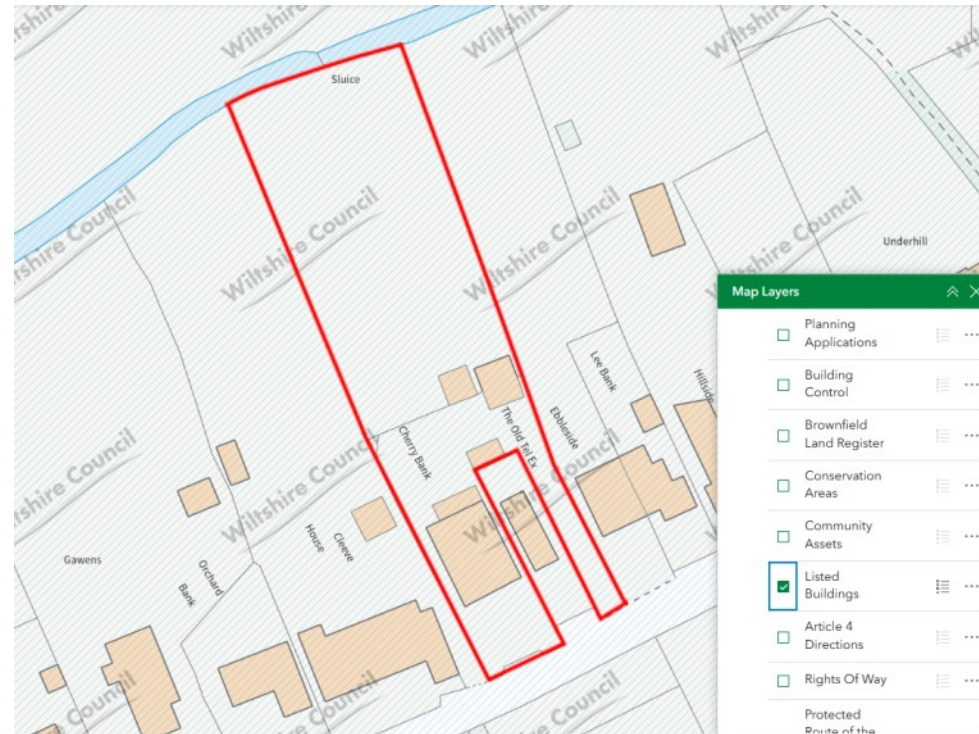


Sunlight access to neighbouring buildings

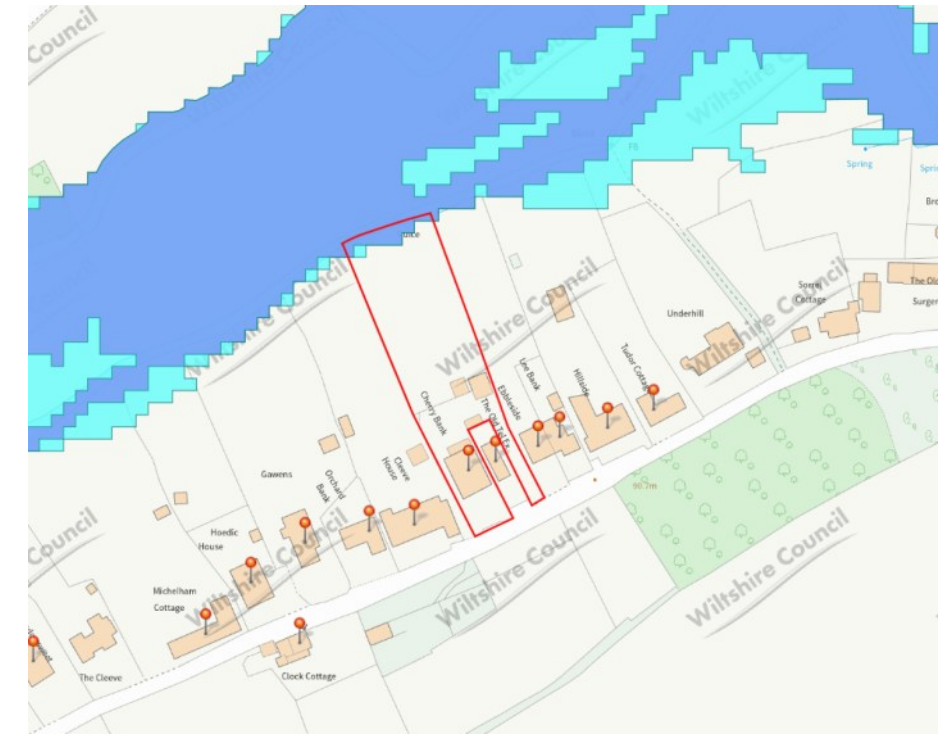
2.0 — Site Appraisal



Site falls within the conservation area



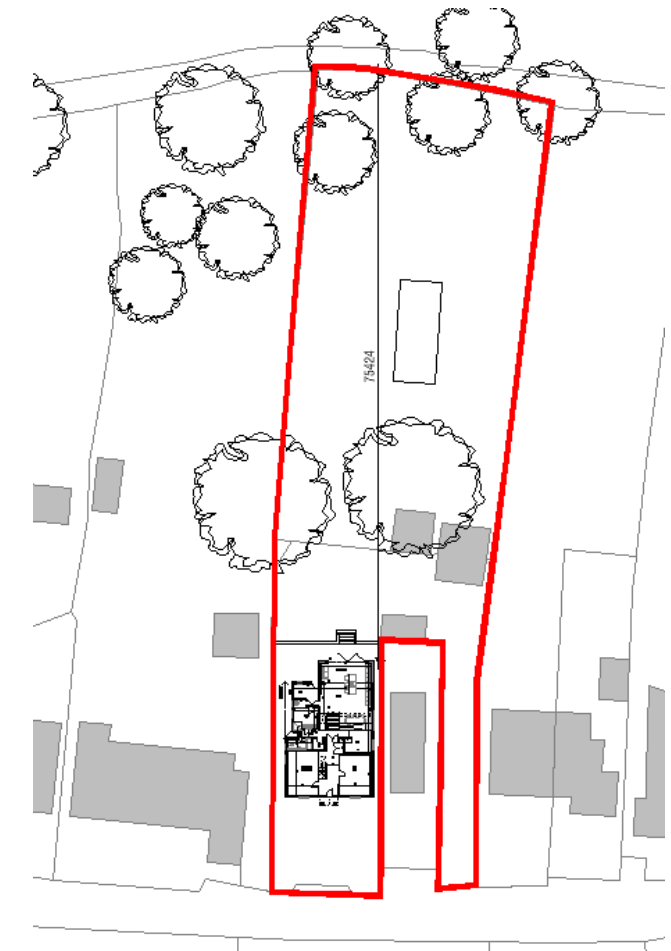
Neither Cherry Bank, or neighbouring buildings are considered as listed buildings.



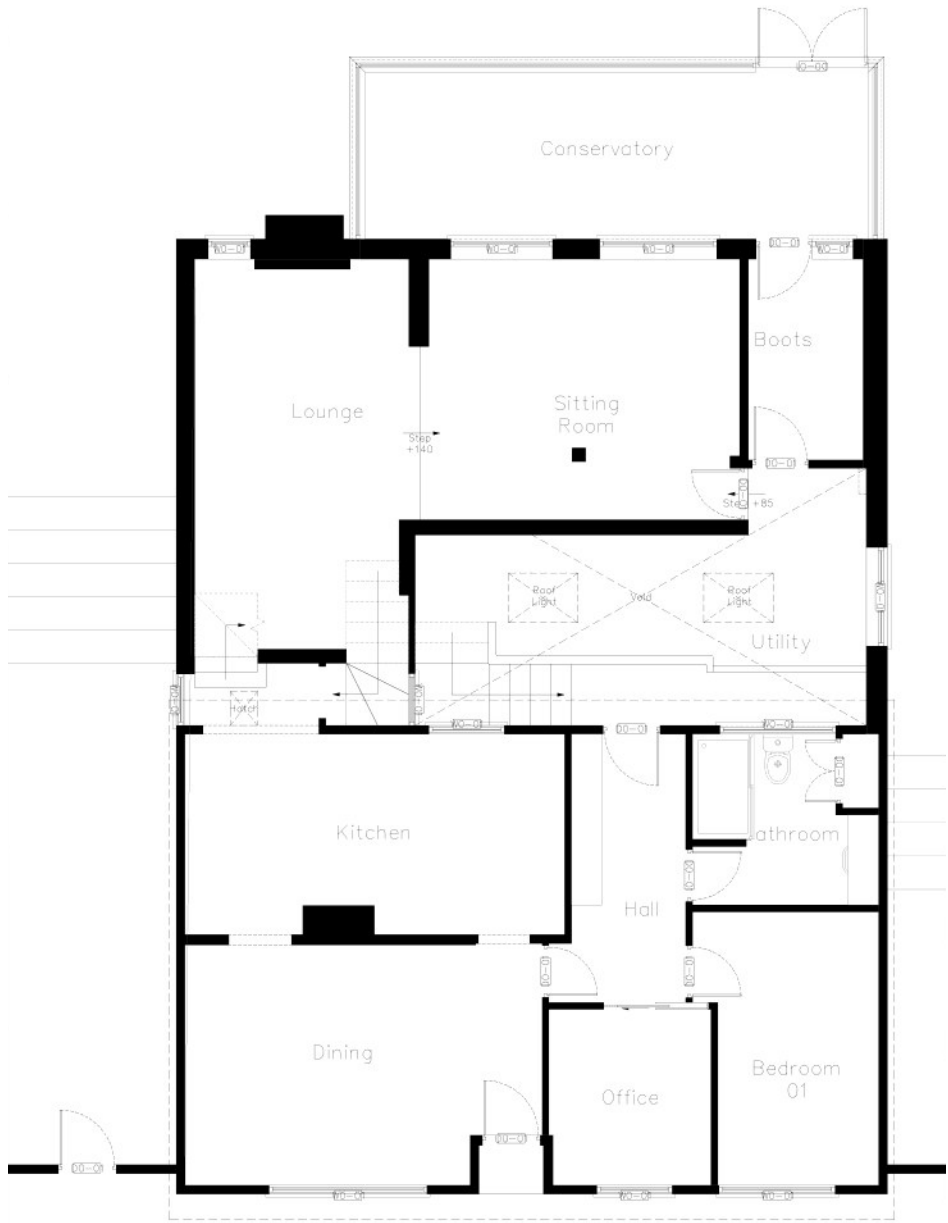
The northern boundary of the site falls within a zone 3 flood risk. The closest point of the proposed development is approximately 75+ meters from this zone.

Site Analysis:

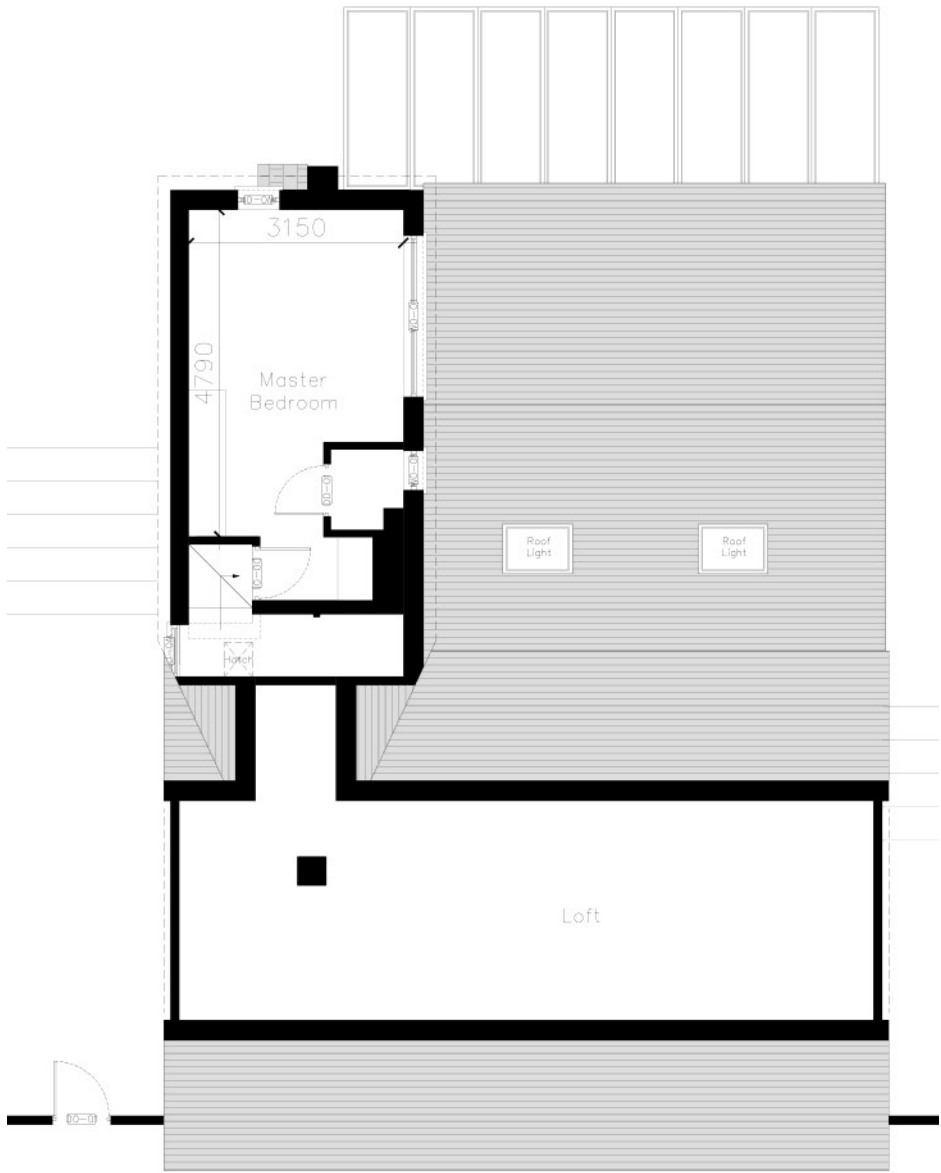
- Mainly north facing garden but opportunities for evening sun to the frontage and good light to the side elevation
- Vehicle access to the front of site achievable via South street.
- Area is a rural setting with residential. There is a mix of materials including brick and render, but there is not common theme within the local context.
- Flood risk zones 2 and 3 to the rear pose no threat to the proposed development and are approximately 75m away from the closest point of the proposal.
- Property is not listed but does sit inside of the Salisbury Conservation Area.
- There are no listed buildings that will be affected by the proposals.
- The existing building is in a very poor state of repair with signs of internal cracks, damp and very poor insulation.



3.0 —Existing Drawings



Existing Ground Floor Plan



Existing First Floor Plan

3.0 —Existing Drawings



Existing Front Elevation

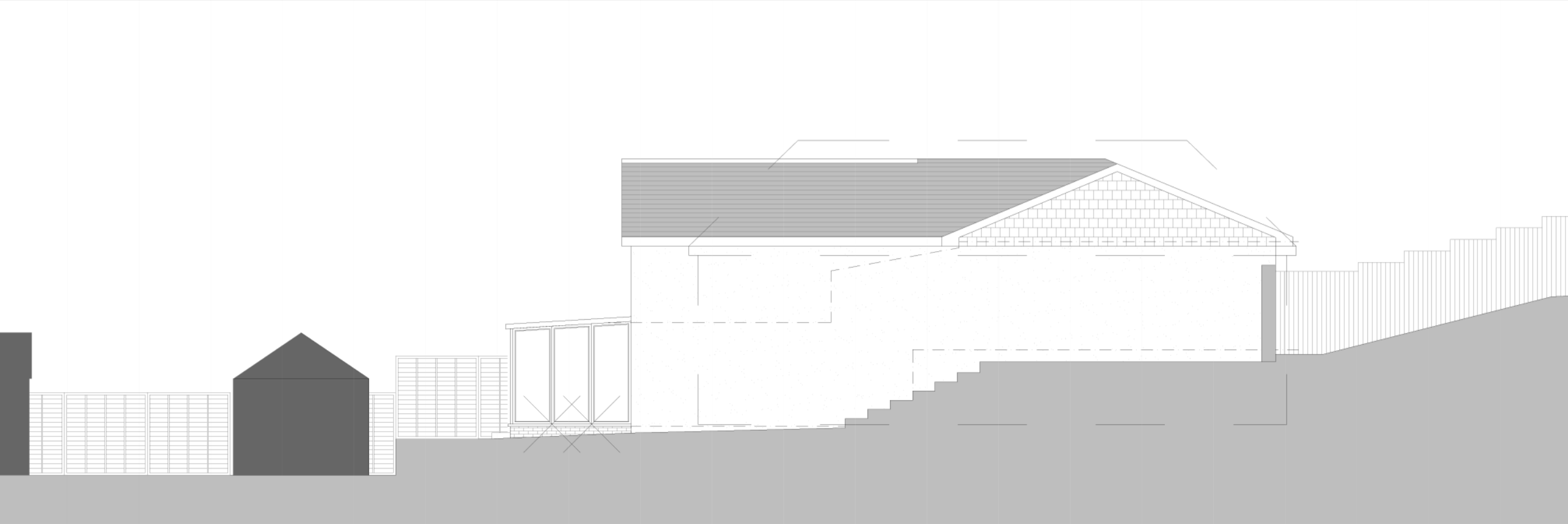


Existing Side Elevation (West)

3.0 —Existing Drawings



Existing Rear Elevation



Existing Side Elevation (East)

4.0 —Proposed Massing and Design Development



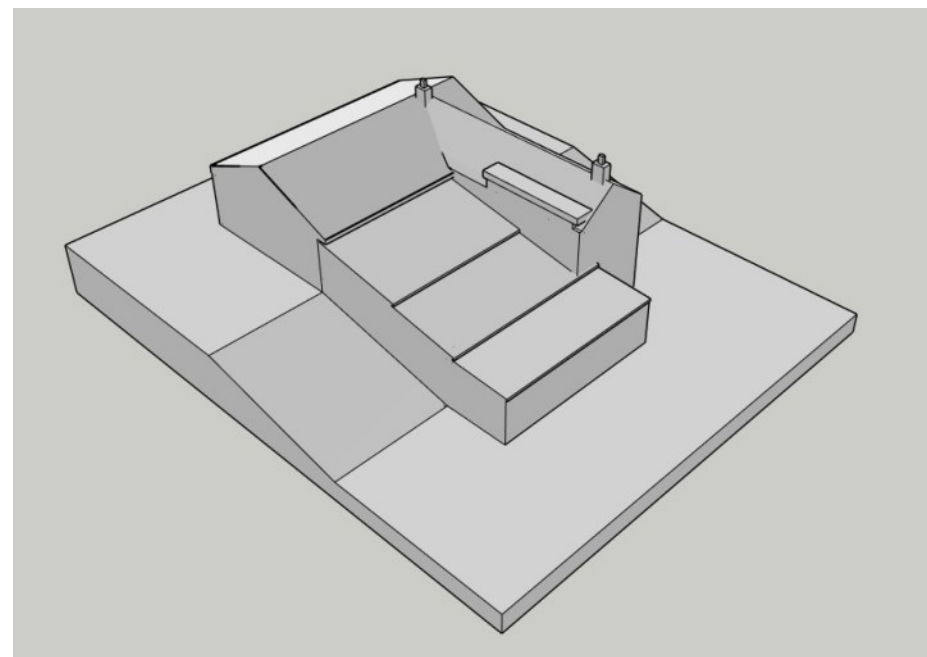
The existing property, built circa 1950's is constructed from the REEMA building method which is was developed post WWII as an effective form of providing mass housing. They are now however considered non standard construction and suffer from poor heat retention and structural integrity.

The proposals seek to demolish the existing property and build a new two storey main element to the frontage with subsidiary rear forms which respond to the topography of the site whilst maintaining the spirit of the original built form and footprint.

The existing extensions to the rear have resulted in a poor and disjointed form of development.

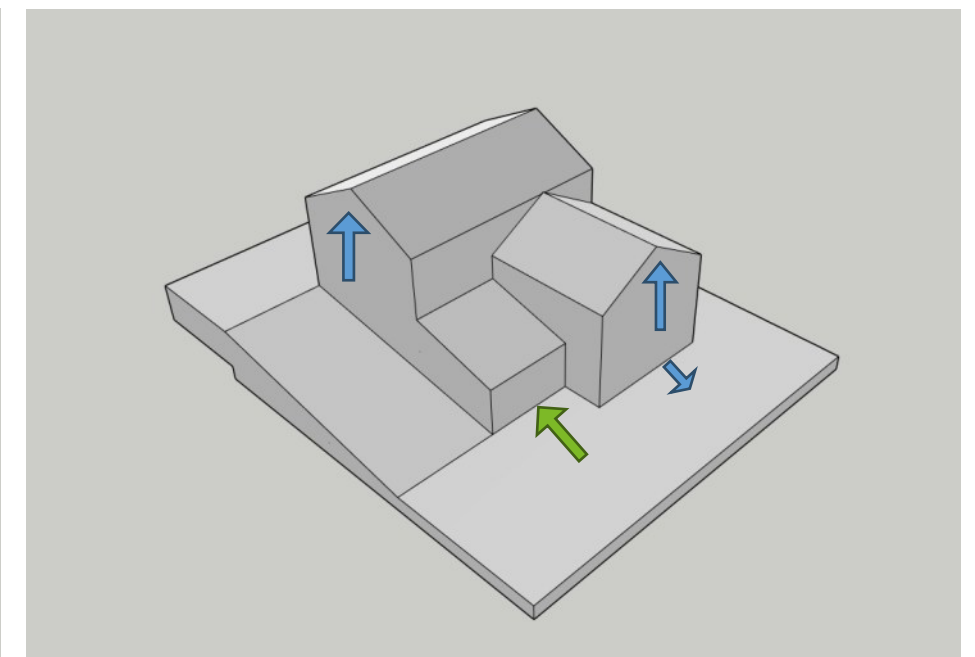
The proposed massing unifies the property providing a cohesive design which is wholly appropriate to the built form of the area.

Existing and Proposed Massing Models:



Existing Mass Model:

- Multiple extensions leads to a disjointed and sprawling footprint



Proposed Mass Model:

- Sits largely within existing footprint
- Provides a more cohesive design

5.0 — Design Statement

Overview

The application seeks planning permission for the replacement of the existing bungalow / two storey property, for a new two storey 4-bedroom dwelling. In addition to improving energy efficiency and providing a modern home, a replacement dwelling also provides the opportunity to enhance the landscape character.

Existing House

The existing house is of a non standard construction and beyond its useable lifespan.

The fabric and out-dated construction of the property equates to very poor energy efficiency and comfort levels and it is not seen as suitable for renovation.

Appearance

The proposals look to flint and painted render on the front elevation with a painted render finish to the sides and rear. This is reminiscent of many neighbouring properties as well as in the wider village.

Glazing to the frontage is kept to traditional proportions to maintain privacy and design aesthetic.

The rear elevation opens up to the garden with the inclusion of a recessed balcony to the master bedroom which will look out onto the garden. The recessed nature of the balcony reduces any perceived overlooking issues into the neighbouring property.

Access

Ample vehicle parking can be provided across the property with a single off road space to the front and large driveway to the rear with existing garaging available for 3 vehicles.

The existing vehicle access arrangement is to be maintained

Scale

The design approach for the proposals seeks to maintain a similar footprint to the existing dwelling, retaining the gaps between the properties. The extension at first floor level is in-keeping with the majority of the housing typology along South Street and as detailed in the planning statement, will not harm the setting, nor provide undue discomfort to the neighbouring properties. The proposals to the rear, by and large, sit within the massing and footprint of the existing building.

Energy

The existing heating system is not fit for purpose and beyond its workable lifespan.

The proposed dwelling will be highly insulated and will take advantage of both air source heating and solar power.

This will enable the removal of the oil tank which sits in close proximity to both Cherry Bank and Cleeve House and can be seen as a fire risk.

Conclusions

The nature and condition of the building means it is not suitable for conversion and presents a superb opportunity for a high quality, new build family dwelling within the village.

The scale of the proposals, whilst marginally bigger than the existing property, accords with buildings within the locality and sits well within the street scene.

The muted render and traditional proportions with careful detailing to a modern finish provide a property that is visually appealing and vastly improves the site which currently. Brings down the conservation area.

We therefore recommend these proposals to you in seeking planning permission for the replacement dwelling.



Rear View

Planning Considerations

- The National Planning Policy Framework (NPPF);
- The Wiltshire Core Strategy (2015); and
- The Broad Chalke Neighbourhood plan (2019-2026)

Previous planning application for the site:

S/1990/1844—Proposed double garage—Approved

S/1992/1038—Single storey extension to provide 2 bedrooms—Approved

S/1993/0604—Works to trees—Approved

S/1999/0517 Works to trees—Approved

S/2000/1445—Erection of pre-fabricated garage —Approved

S/2003/1750—Works to trees —Approved

S/2003/1362—Retractable swimming pool enclosure —Approved

S/2011/0346—Works to trees —Approved

13/00704/FUL—Erection of conservatory

6.0 —Proposed Plans



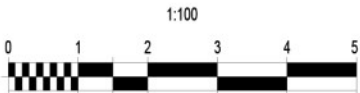
7.0 —Proposed Plans

Cleeve House

The Old Tel Ex



02 - First Floor Plan

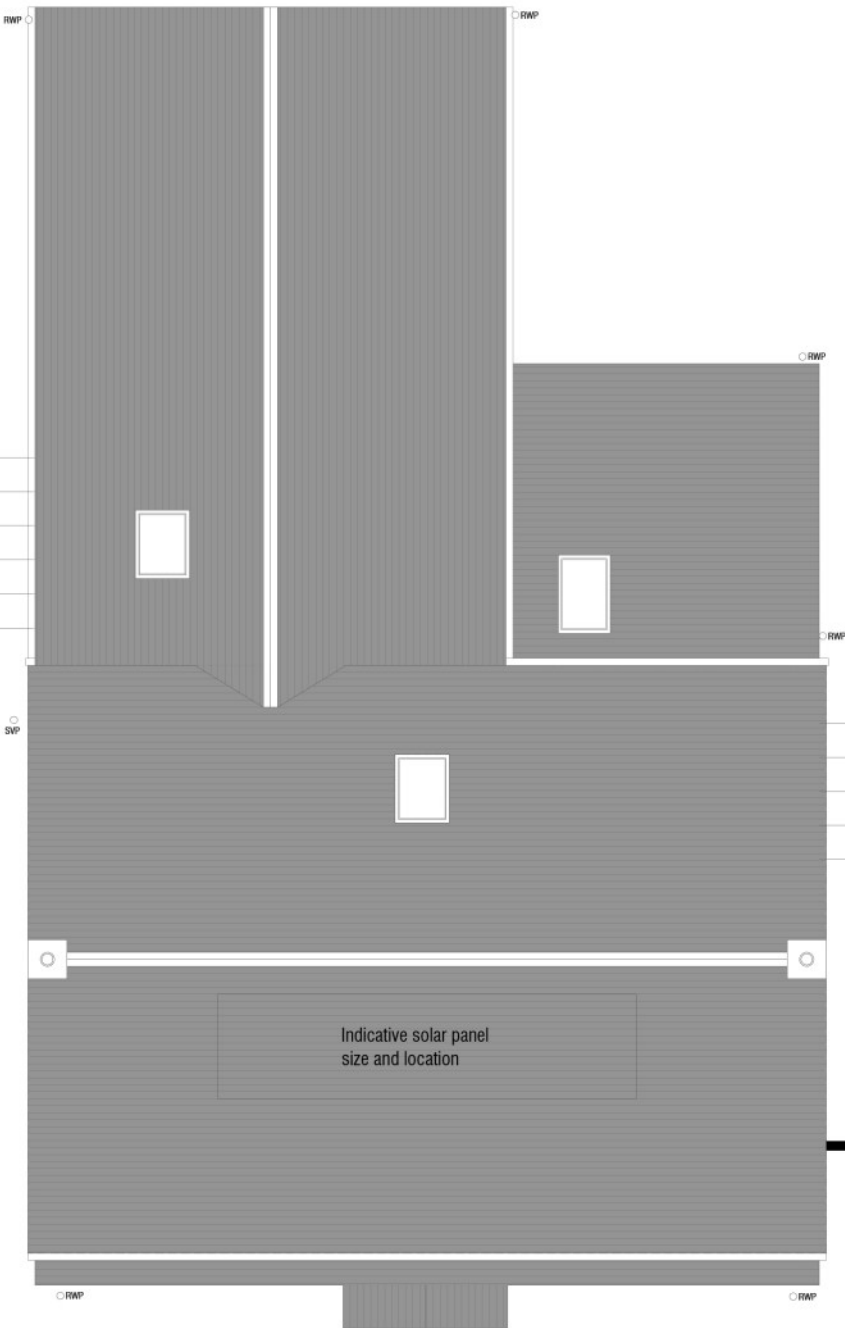


P1	09.02.26	Planning Issue
Rev:	Date:	Revision History:
ESDON ARCHITECTURE T: 01722 680 419 M: 07810 647 790 W: info@esdon-architecture.com		
Project: 25-025 Cherry Bank		
Designed by:	EE	Checked:
Drawn by:	EE	Approved:
Scale:	1:100	Status:
Drawing Title: Proposed First Floor Plans		
Drawing No:	10-111	Rev:
		P1

6.0 — Proposed Plans

Cleeve House

The Old Tel Ex



- General Notes:**
- Do not scale drawings other than for planning purposes and refer only to figured dimensions.
 - Contractor is to raise any concerns of discrepancies in this drawing and that of what is noted on site to the architect before building works commence.
 - In the circumstance that the drawing relates to an existing building or setting, the contractor is to confirm there is no conflict between this drawings dimensions and the actual building/settings dimensions.
 - Refer to all other project consultants and specialists relevant drawings and specifications.
 - It is the contractor responsibility to ensure all site dimensions, levels and setting out is in line with the architects drawings.
 - Refer to the Structural Engineers drawings for full details on structure where necessary

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Project:
25-025
Cherry Bank

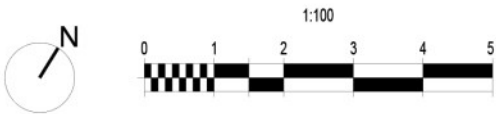
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Drawn by:	EE		Approved:	EE	

Scale: @A3	Status:
1:100	Planning

Drawing Title:
Proposed Roof Plan

Drawing No:	Rev:
10-112	P1

01 - Roof Plan



6.0 —Proposed Plans



01 - Front Elevation (South-East)



02 - Rear Elevation (North-West)

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- Materials Key**
- ① Brick Facing
 - ② Render
 - ③ Slate Roof
 - ④ Flint
 - ⑤ Aluminium Glazed Windows / Doors
 - ⑥ Dark skies compliant external lights
 - ⑦ Timber Porch
 - ⑧ Velux Rooflights
 - Existing Outline

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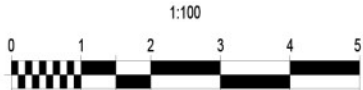
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Drawn by: EE		Approved: EE	

Scale: @A3
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Status: Planning

Drawing Title:
Proposed Elevations

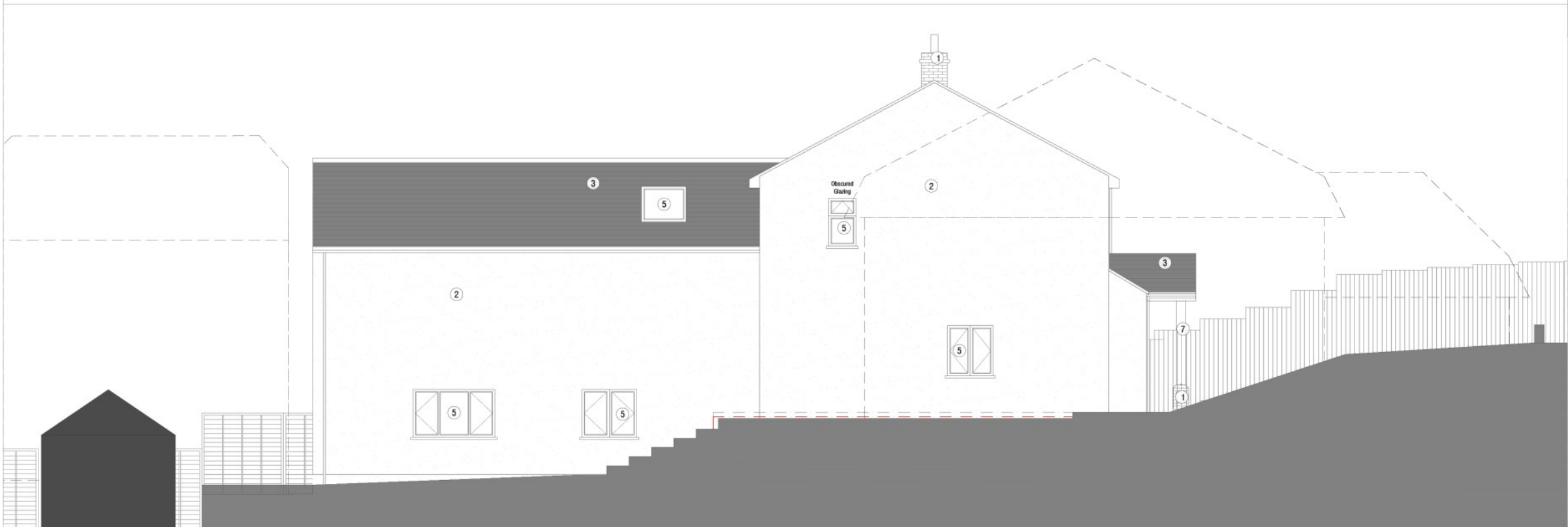
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6.0 —Proposed Plans



01 - Side Elevation (North-East)



02 - Side Elevation (South-West)

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- Materials Key**
- 1 Brick Facing
 - 2 Render
 - 3 Slate Roof
 - 4 Timber Glazed Windows / Doors
 - 5 Aluminium Glazed Windows / Doors
 - 6 Dark skies compliant external lights
 - 7 Timber Porch
 - 8 Velux Rooflights
 - Existing Outline

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Drawn by: EE	Approved: EE		

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1:100
Status: Planning

Drawing Title:
Proposed Elevations

Drawing No: 10-211	Rev: P1
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