

STONEHAVEN
LEA, MALMESBURY SN16 9PG
DESIGN AND ACCESS STATEMENT
MARCH 2026

Architects | Builders | Kitchens



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1.0 INTRODUCTION

1.1 Introduction

This Design and Access Statement has been prepared in support of a planning application for alterations and enhancements to the existing dwelling known as Stonehaven, Lea, Malmesbury.

The proposals comprise a coordinated series of architectural and landscape interventions, including a single-storey rear extension, conversion of the existing double garage into internal accommodation, replacement of external windows and doors, the introduction of a timber-framed carport and entrance porch, together with improvements to the access, parking and landscape setting of the property.

The scheme has been developed as a comprehensive and considered design response to the existing dwelling, with the aim of improving its overall quality, functionality and relationship with the site, while remaining sympathetic to its established character and setting.

1.2 The property

Stonehaven is an existing detached dwelling located within the rural settlement of Lea, near Malmesbury in Wiltshire. The site is not located within a Conservation Area and the property is not a listed building.

The property occupies a generous residential plot set back from the highway and is accessed via a private driveway.

The dwelling was constructed in the 1990s using reconstituted Cotswold stone, with concrete roof tiles and uPVC windows and doors. While functional, a number of the building's external

elements and landscape treatments have become dated over time, presenting an opportunity for enhancement through the introduction of higher quality materials and a more coherent overall design approach.

The surrounding plot comprises a mixture of hardstanding areas, lawn and boundary planting, with the property benefiting from private gardens to the front and rear. The front of the site currently accommodates parking and vehicle manoeuvring; however, the existing driveway arrangement is relatively constrained and does not readily allow vehicles to enter and exit the site in forward gear.

1.3 Project objectives

The key objective of the project is to deliver a coherent and well-considered enhancement to the existing dwelling and its setting.

This is achieved through a coordinated series of architectural and landscape interventions which seek to:

- Improve the internal layout and functionality of the dwelling, including the provision of high-quality open-plan living accommodation with a stronger connection to the garden;
- Remove visually incongruous and low-quality additions, including the existing conservatory, and rationalise the overall built form;
- Introduce a clear and consistent material palette, replacing existing uPVC elements and dated finishes with higher quality materials;
- Provide improved access, parking and circulation within the site, including the ability for vehicles to

manoeuvre and exit in forward gear;

- Enhance the landscape setting of the property through additional planting, improved boundary treatments and a more considered relationship between built form and external space;
- Ensure that all proposed development remains proportionate to the host dwelling and preserves the amenity of neighbouring properties.



Rear view of property

2.0 SITE & SETTING

2.1 Location

Stonehaven is located within the village of Lea, near Malmesbury in Wiltshire. The property sits along the main village road within a predominantly residential area characterised by detached dwellings set within generous plots.

Development within the village generally follows a linear pattern along the road, with properties typically set back from the highway and surrounded by private gardens, trees and planting. The area retains a distinctly semi-rural character, with mature vegetation and open views contributing positively to the setting of the village.

Lea and Garsdon Church of England Primary School is located a short distance to the north of the site, with School Lane providing access to a small number of additional residential properties beyond the main village area.

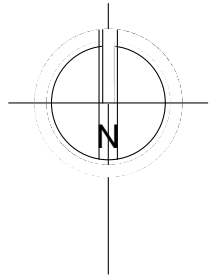
The application site reflects this established pattern of development, occupying a generous plot set back from the road and framed by existing planting and boundary vegetation typical of the surrounding context.



OS map showing site boundary

2.0 SITE & SETTING

Aerial view - front



2.2 The Site

Stonehaven occupies a generous residential plot positioned along the village road, with the main house located toward the front of the site and accessed via a private driveway from the highway.

The frontage comprises a combination of driveway, lawn and planting, with low stone boundary walls and entrance gates defining the site boundary. The dwelling sits prominently within the plot, with the principal garden extending westwards to the rear.

The site tapers towards the rear boundary, forming a broadly triangular shape. Several mature trees are present throughout the site and contribute positively to its established landscape character. These trees are identified on the submitted drawings as T1–T6. With the exception of Tree T6 (Cherry Blossom), all are retained as part of the proposals.

The closest neighbouring properties are Lilac Cottage to the east and Southview to the south-west, both of which are detached residential dwellings with a similar relationship to their respective plots.

To the north of the site lies an open paddock in separate private ownership. This land has recently obtained Permission in Principle for the development of a single dwelling (Ref: PL/2025/00407).



OS map showing site boundary

2.0 SITE & SETTING
Site photos



Property front & drive



Rear gardens



Side facing view to Southview



Property rear



Front driveway



Side storage area

3.0 EXISTING BUILDING

3.1 Site plan / Topographical survey

3.1 Site Plan / Topographical Survey

As part of the preparation of this application, a full measured survey of the property and surrounding site was undertaken by Sova Surveys Ltd.

The accompanying site plan / topographical survey provides an accurate representation of the existing site, including the position of the dwelling, surrounding buildings, ground levels, boundaries, trees and planting across the property.

Trees within the site that are in proximity to the proposed development are identified on the adjacent site plan (T1–T6) for clarity and reference.

This survey information has informed the preparation of the proposed drawings and the ongoing design development of the scheme.



DRAWINGS NOT TO SCALE
FOR ILLUSTRATIVE PURPOSES ONLY

3.0 EXISTING BUILDING
Plans

3.2 Ground floor plan

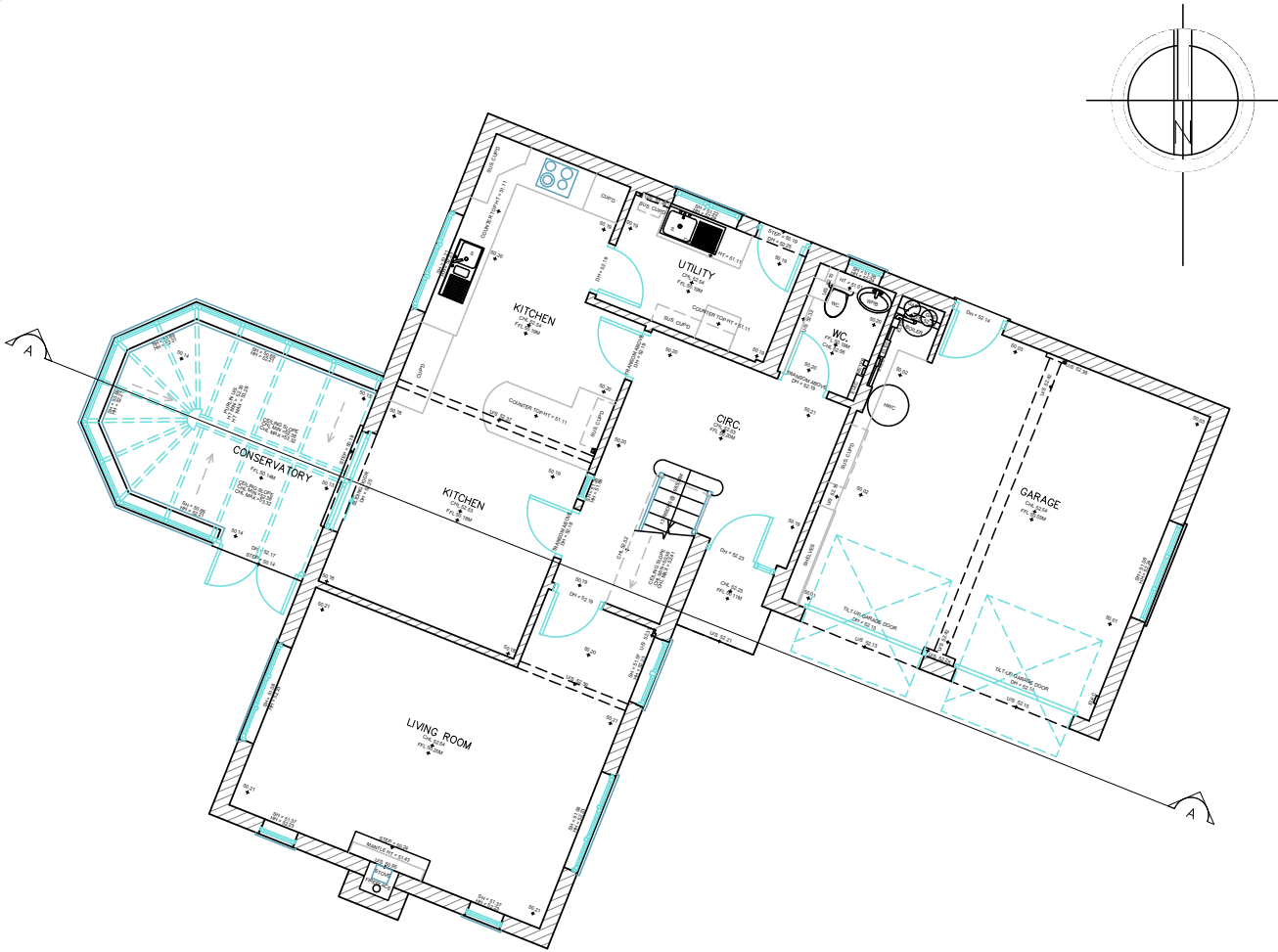
The existing ground floor plan illustrates the current internal arrangement of the dwelling. Access to the property is provided via a small corner porch, leading into a central entrance hall.

From this space, circulation is provided to a kitchen and dining area with an attached conservatory and utility space, together with a separate formal living room. The ground floor also includes a double garage, which is currently used for storage.

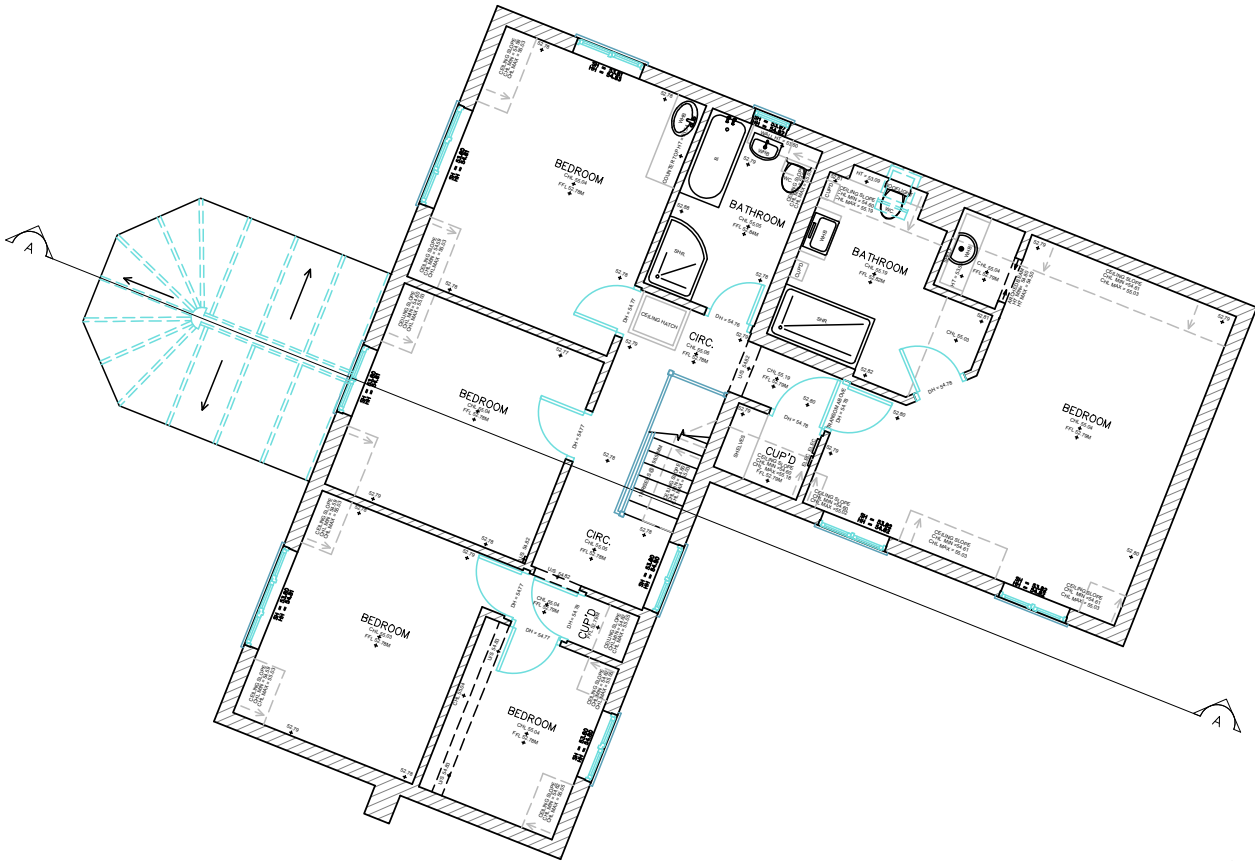
3.3 First floor plan

The first floor is accessed via a staircase from the central entrance hall, leading to a landing which provides access to five bedrooms, the smallest of which is currently used as a study.

The first floor also includes a principal bedroom with an en-suite, together with a separate family bathroom. The bathrooms and internal finishes throughout the property are generally dated and would benefit from modernisation.



Ground floor plan



First floor plan

3.0 EXISTING BUILDING

Elevations

3.4 East (front) elevation

The east elevation forms the principal frontage of the property and presents a typical domestic architectural composition, characterised by pitched roof forms, lowered eaves and small dormer windows serving the first floor accommodation.

The elevation reflects the overall form, scale and proportions of the dwelling as experienced from the road.

3.5 South (side) elevation

The south elevation illustrates the side of the dwelling and includes the existing double garage doors at ground floor level.

The elevation also shows the existing chimney serving the living room fireplace, together with the conservatory positioned to the rear.



East (front) elevation



South (side) elevation

3.0 EXISTING BUILDING

Elevations

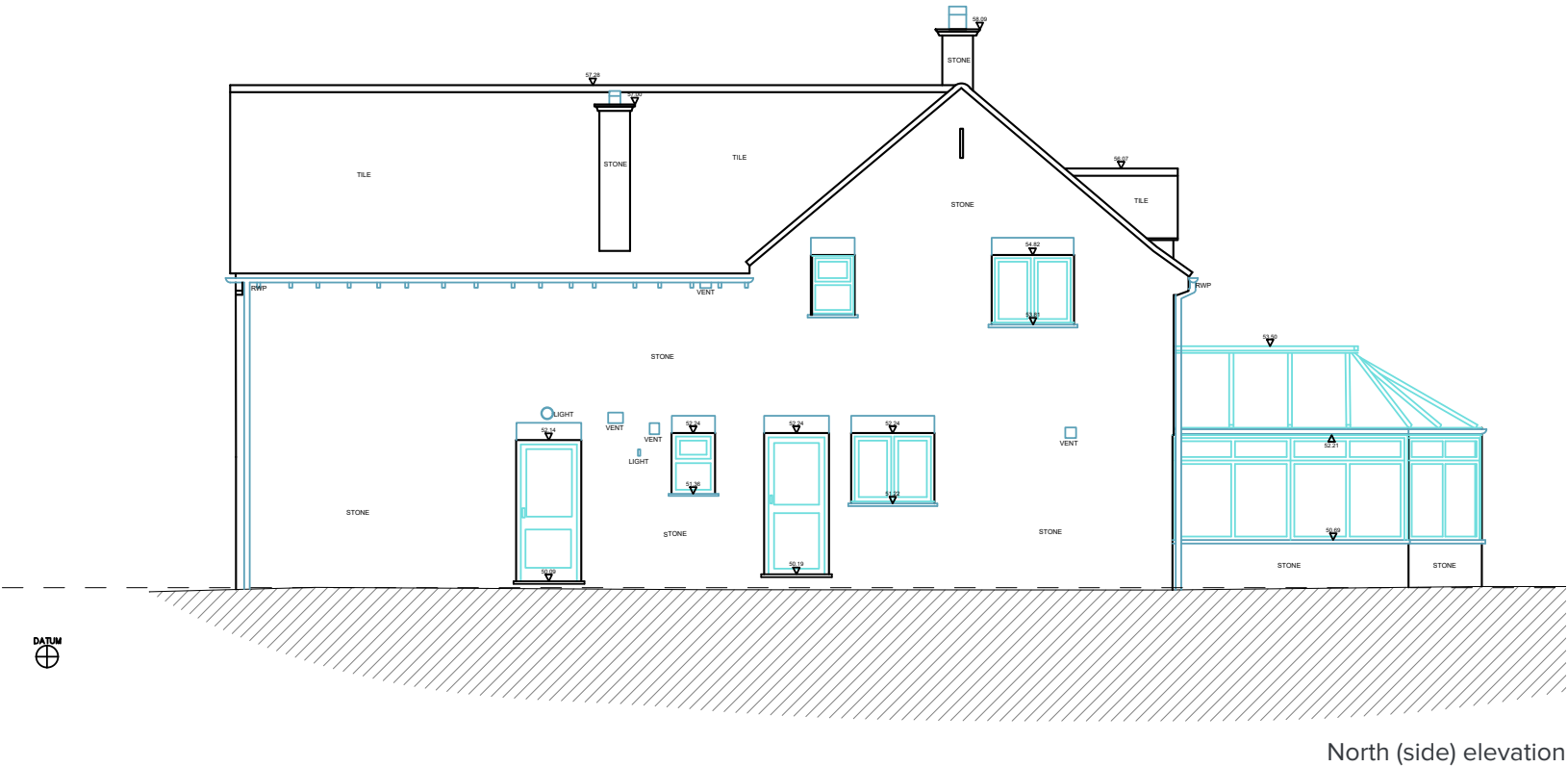
3.6 West (rear) elevation

The west elevation forms the rear of the property and faces towards the main garden. The elevation includes the existing conservatory positioned centrally at ground floor level, together with rear-facing windows and dormer windows serving the first floor accommodation.

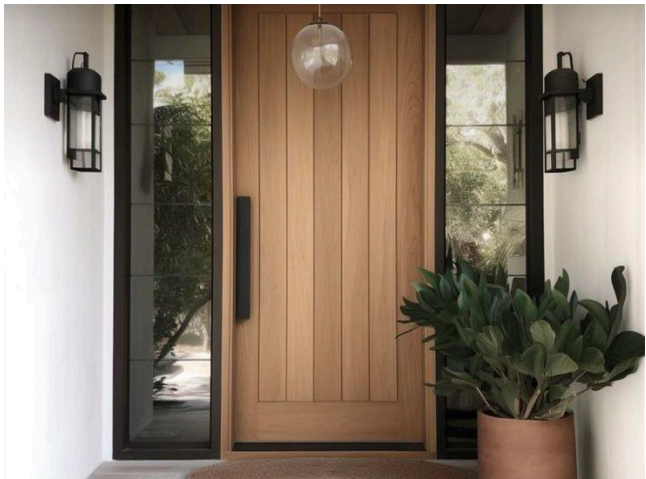
3.7 North (side) elevation

The north elevation illustrates the opposite side of the dwelling and reflects a similar architectural treatment to the other elevations of the property.

The elevation also includes a small chimney which is no longer in use.



4.0
PRECEDENT IMAGES



5.0 DESIGN PROPOSAL

Plans

5.1 Design rationale

The proposed design has been developed as a coordinated response to the existing dwelling, improving its functionality, material quality and relationship with the site.

The scheme brings together a series of complementary interventions, including the replacement of the existing conservatory with a single-storey rear extension, the conversion of the existing garage, the introduction of a carport and entrance porch, and a comprehensive upgrade to external materials and landscape.

Together, these elements rationalise the building, create a more coherent composition and establish a clearer relationship between the dwelling and its setting.

All new built elements remain subservient to the main dwelling and are expressed as lightweight, secondary additions.

The proposals also improve the overall site arrangement, including access, parking and circulation, allowing vehicles to manoeuvre within the site and exit in forward gear, alongside enhancements to the landscape setting through revised paving, planting and boundary treatment.



5.0 DESIGN PROPOSAL Plans

5.2 Ground floor plan

The proposed ground floor plan retains the overall organisation of the existing dwelling while improving the internal layout and use of space.

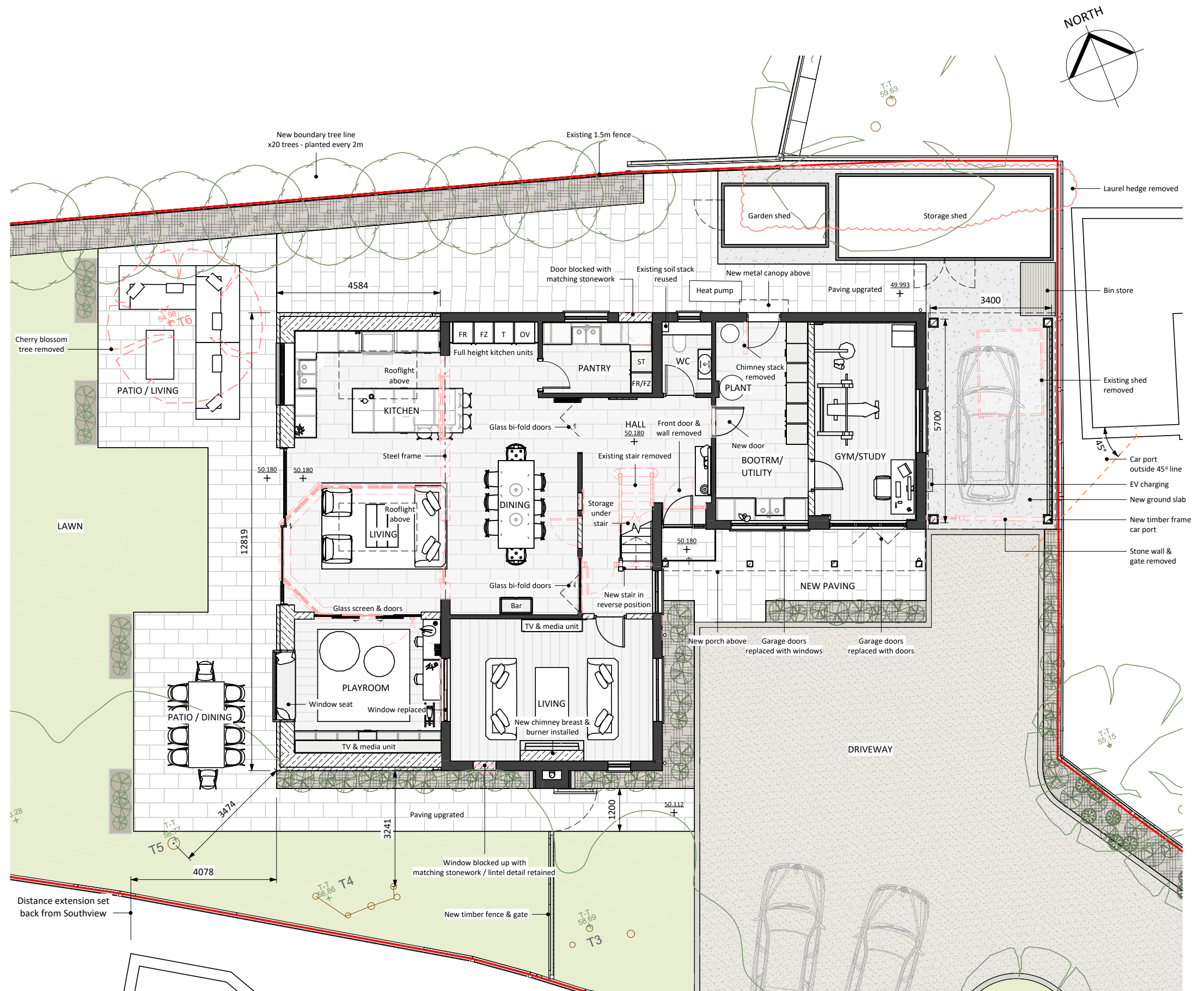
The removal of the existing conservatory and its replacement with a single-storey rear extension allows for the creation of an open-plan kitchen, living and dining space positioned towards the rear of the property, with direct access to the garden. A connected playroom is also incorporated alongside the main living space.

The existing double garage is converted to provide additional accommodation including a gym, home office and supporting boot room, utility and plant spaces. A new timber-framed entrance porch is introduced to the front elevation.

Externally, a timber-framed carport is positioned to the side of the property, together with provision for electric vehicle charging and additional external storage.

In terms of neighbouring amenity, the carport sits outside the 45-degree line taken from Lilac Cottage to the east, while the rear extension is positioned well beyond the rear building line of Southview to the south-west, ensuring no unacceptable loss of light or outlook.

The proposals also include revised paving and planting, including the replacement of Tree T6 (Cherry Blossom) and an existing laurel hedge with a new boundary tree line along the northern edge of the site, as set out in Section 7 of this statement.

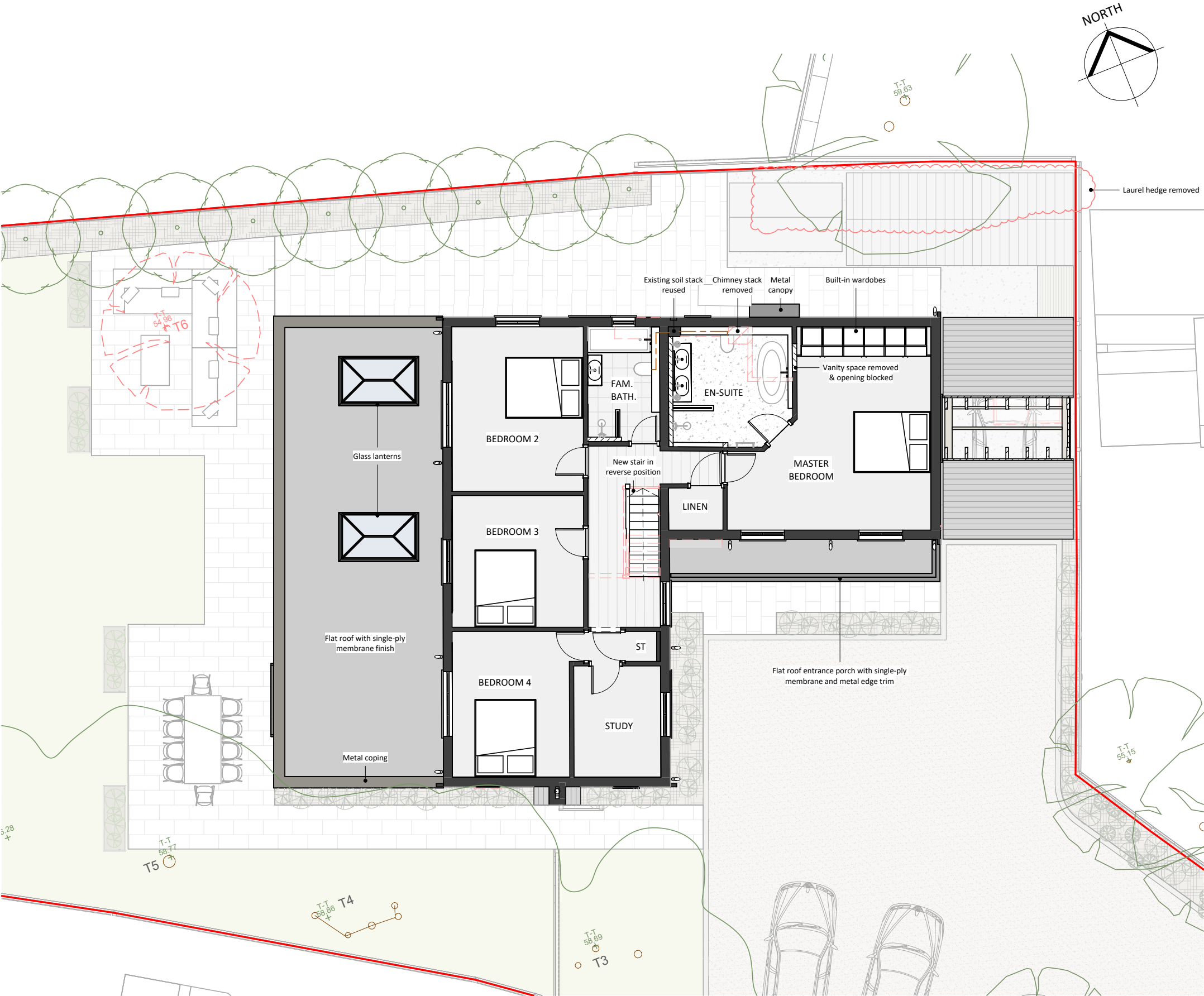


5.0 DESIGN PROPOSAL
Plans

5.3 First floor plan

The proposed first floor plan largely retains the existing arrangement of bedrooms while introducing a number of internal improvements to enhance the functionality and quality of the accommodation.

These changes include the updating of bathrooms and internal finishes, together with the removal of the existing vanity area within the principal bedroom to create a more efficient layout. A small disused chimney within the en-suite area is also removed.



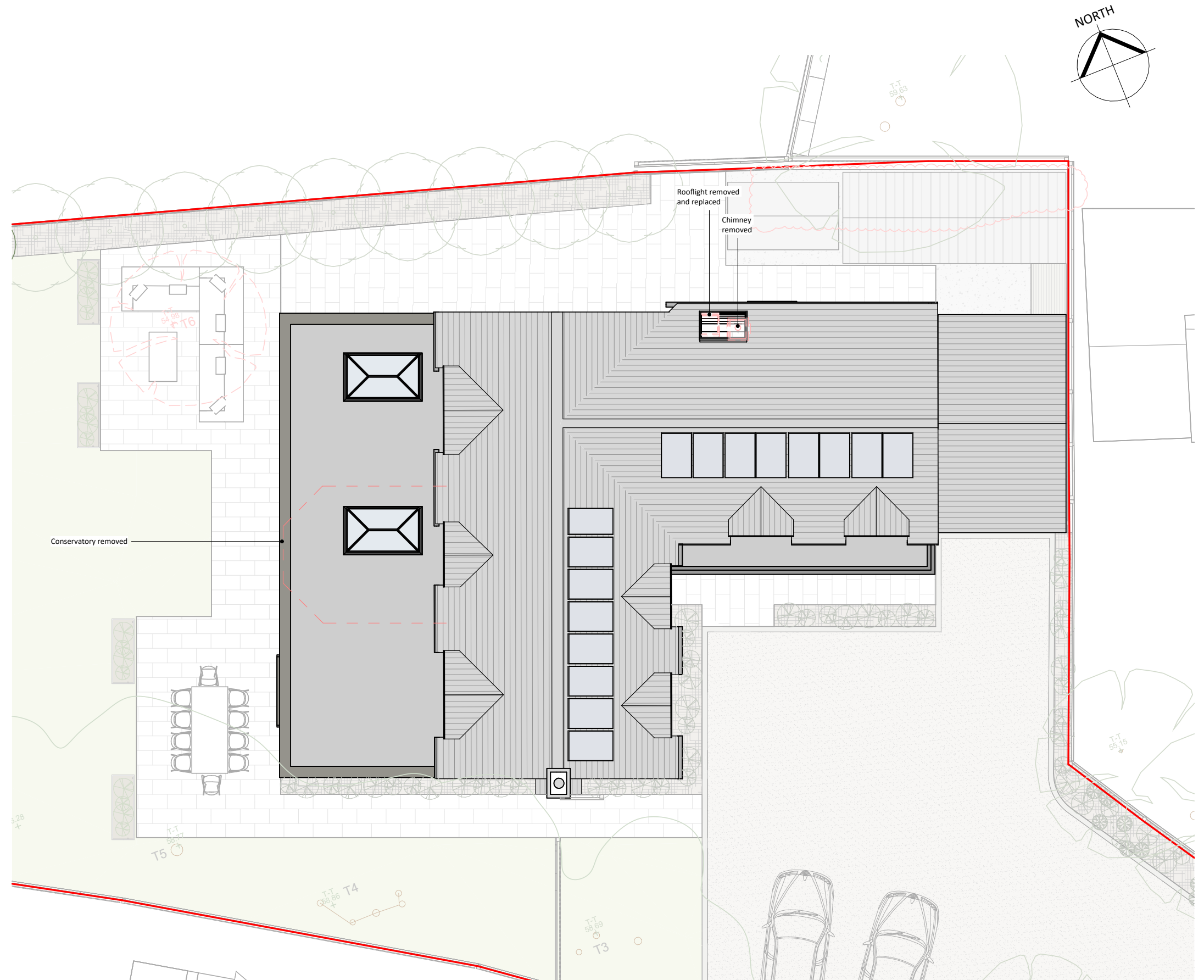
5.0 DESIGN PROPOSAL Plans

5.4 Roof plan

The proposed roof plan largely retains the existing roof arrangement while introducing a number of modest improvements.

The existing concrete roof tiles are replaced with natural slate, improving the overall appearance and material quality of the dwelling. Existing solar panels are also upgraded as part of the works.

A larger rooflight is introduced to the principal en-suite, replacing the existing smaller rooflight and improving levels of natural light within the space.



5.0 DESIGN PROPOSAL

Elevations

5.5 East (front) elevation

The east elevation illustrates the principal frontage of the property and incorporates a number of architectural improvements to the building.

A new timber-framed carport is introduced to the side of the property. Its roof pitch reflects the form of the principal roof while remaining clearly subservient, with eaves and ridge heights set below the main roofline. The lightweight timber structure allows it to read as a secondary, ancillary addition.

A new flat roof entrance porch is introduced across the front façade, supported by timber posts and finished with a metal edge trim, providing a clearer and more legible point of arrival.

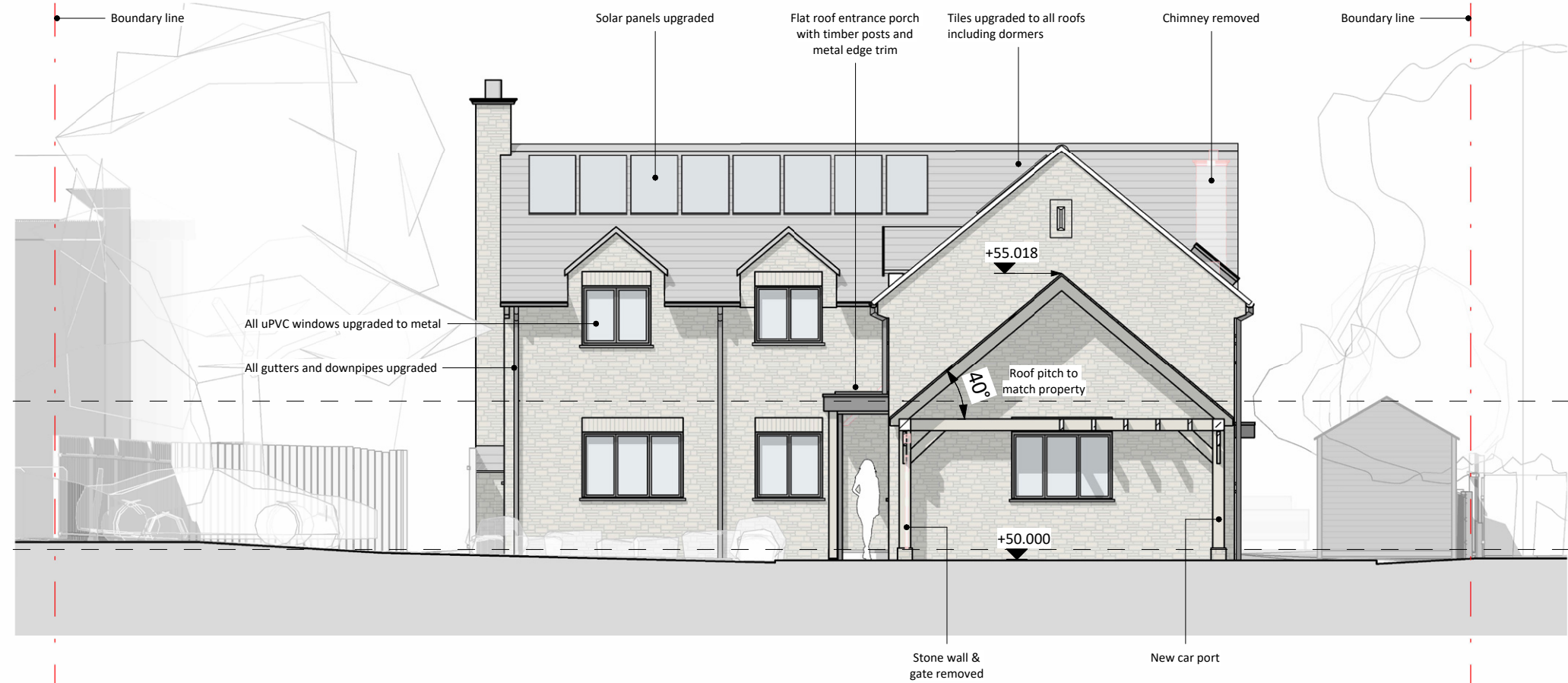
The elevation also shows the replacement of the existing uPVC windows with slimmer metal-framed windows, improving the overall appearance and consistency of the material palette.

5.6 South (side) elevation

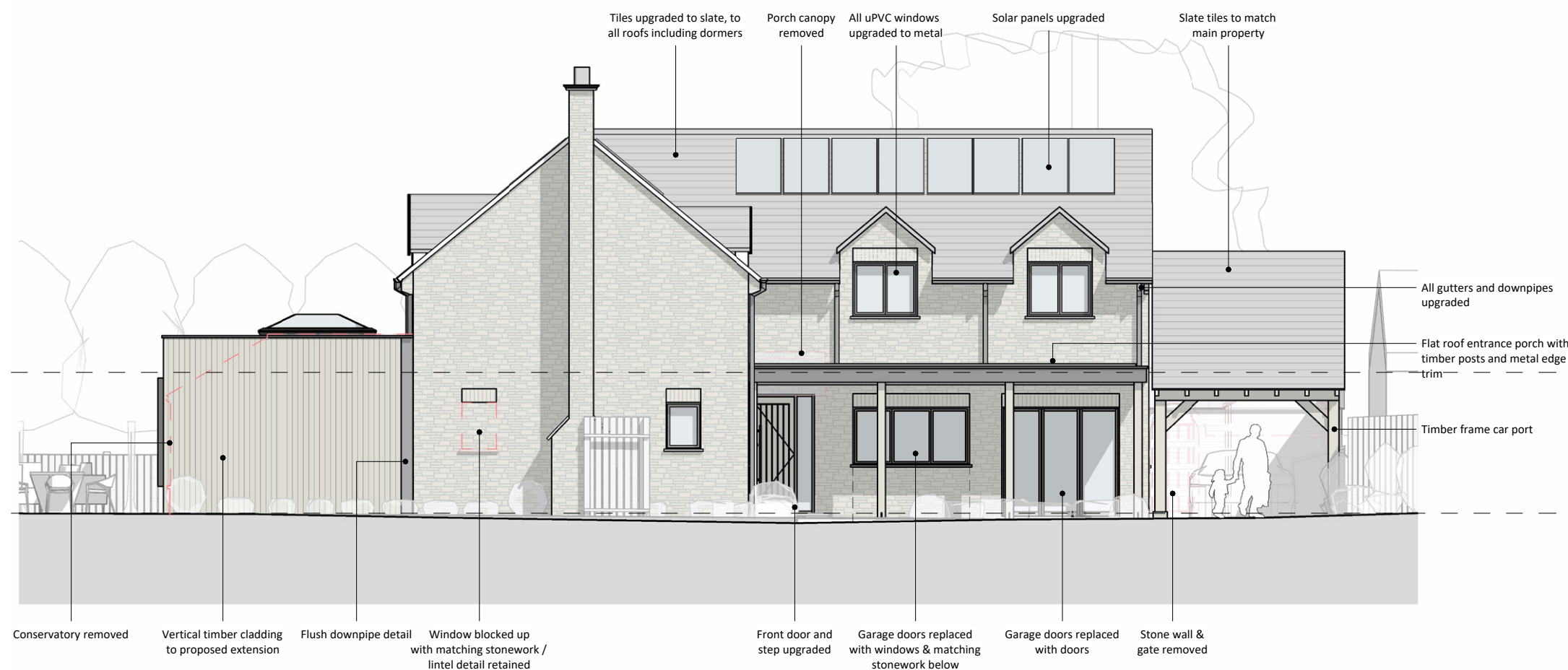
The south elevation reflects the material and architectural improvements described on the east elevation.

The existing garage openings are replaced with new window and bi-fold door openings, together with an updated front entrance door. The single-storey rear extension is also visible from this elevation and is finished in timber cladding, providing a lightweight and contemporary contrast to the existing stonework.

Together, these changes contribute to a more coherent and refined appearance for the property.



East (front) elevation



South (side) elevation

5.0 DESIGN PROPOSAL

Elevations

5.7 West (rear) elevation

The west elevation illustrates the proposed single-storey rear extension, which sits well below the existing eaves and ridge heights and remains clearly subservient to the main dwelling.

The extension adopts a simple contemporary form, using high-quality materials that provide a subtle contrast to the existing Cotswold stone. Large sliding glazed doors maximise natural light and strengthen the connection between the internal living spaces and the rear garden.

Overall, the extension reads as a lightweight addition, clearly secondary in scale and form, and complements the existing dwelling.

5.8 North (side) elevation

The north elevation illustrates the opposite side of the dwelling and reflects the wider architectural and material improvements proposed throughout the scheme.

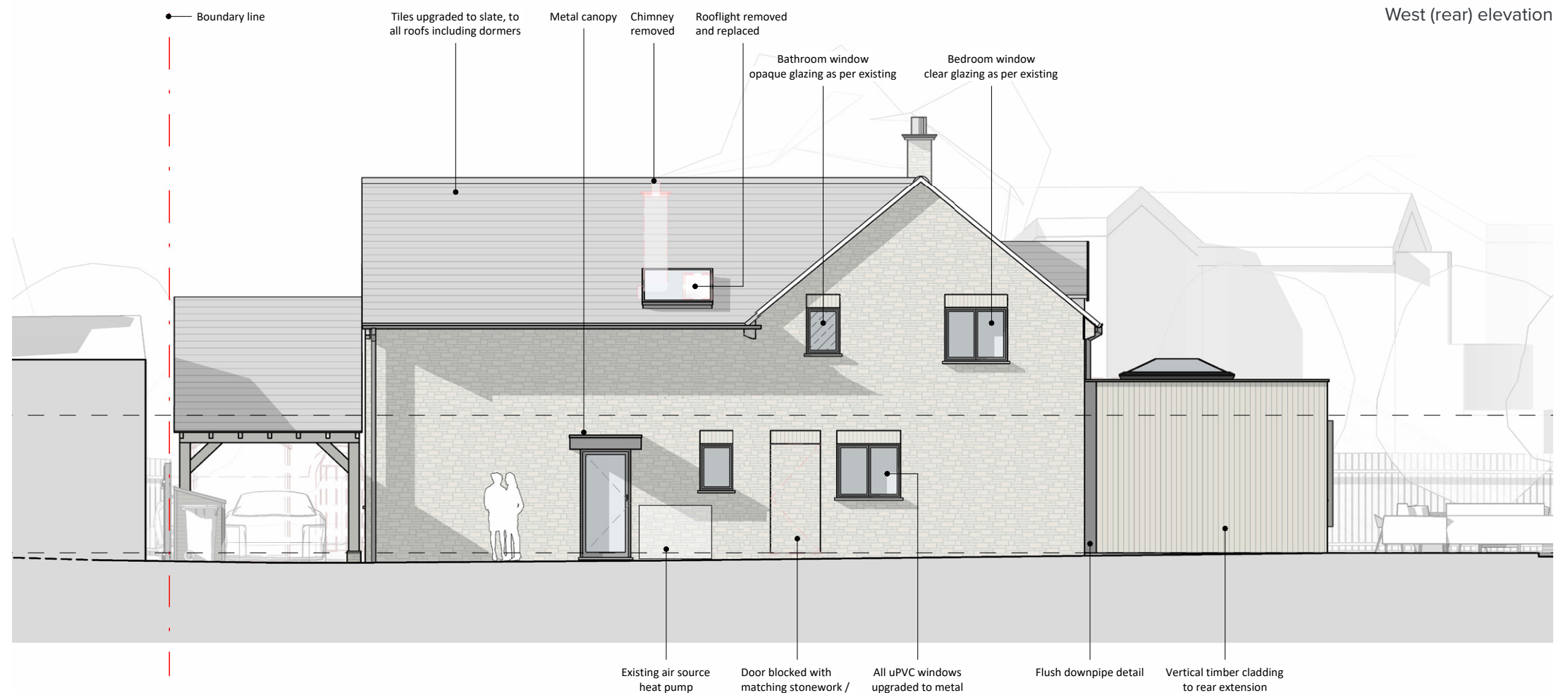
This elevation shows the continuation of the rear extension, together with the replacement windows and upgraded roof covering. The removal of a small disused chimney is also illustrated.

At first floor level, the existing bathroom window is retained as obscured glazing, while the adjacent bedroom window remains clear glazed, reflecting the current arrangement.

Together, these changes contribute to a more coherent and refined appearance while maintaining the overall character and proportions of the existing dwelling.



West (rear) elevation



North (side) elevation

5.0 DESIGN PROPOSAL

Section

5.9 Section AA

Section AA illustrates the relationship between the existing dwelling and the proposed single-storey rear extension.

The section demonstrates the modest scale of the extension, which remains clearly lower than the main house and subservient to the existing roof form. The flat roof with a simple parapet allows the overall height and visual bulk to be minimised.

This approach ensures the extension reads as a contemporary, secondary addition to the existing dwelling.



5.0 DESIGN PROPOSAL

3D Visuals - Front aerial_existing



5.0 DESIGN PROPOSAL

3D Visuals - Front aerial_proposed



5.0 DESIGN PROPOSAL

3D Visuals - Rear aerial_existing



5.0 DESIGN PROPOSAL

3D Visuals - Rear aerial_proposed



6.0 ACCESS & PARKING

6.1 Site Access and Driveway Layout

The proposal retains the existing vehicular access to the site while improving the overall entrance arrangement and internal manoeuvrability.

The entrance opening is widened and the driveway layout reconfigured to allow vehicles to turn within the site and exit in forward gear. This represents an improvement in both usability and highway safety compared with the existing arrangement.

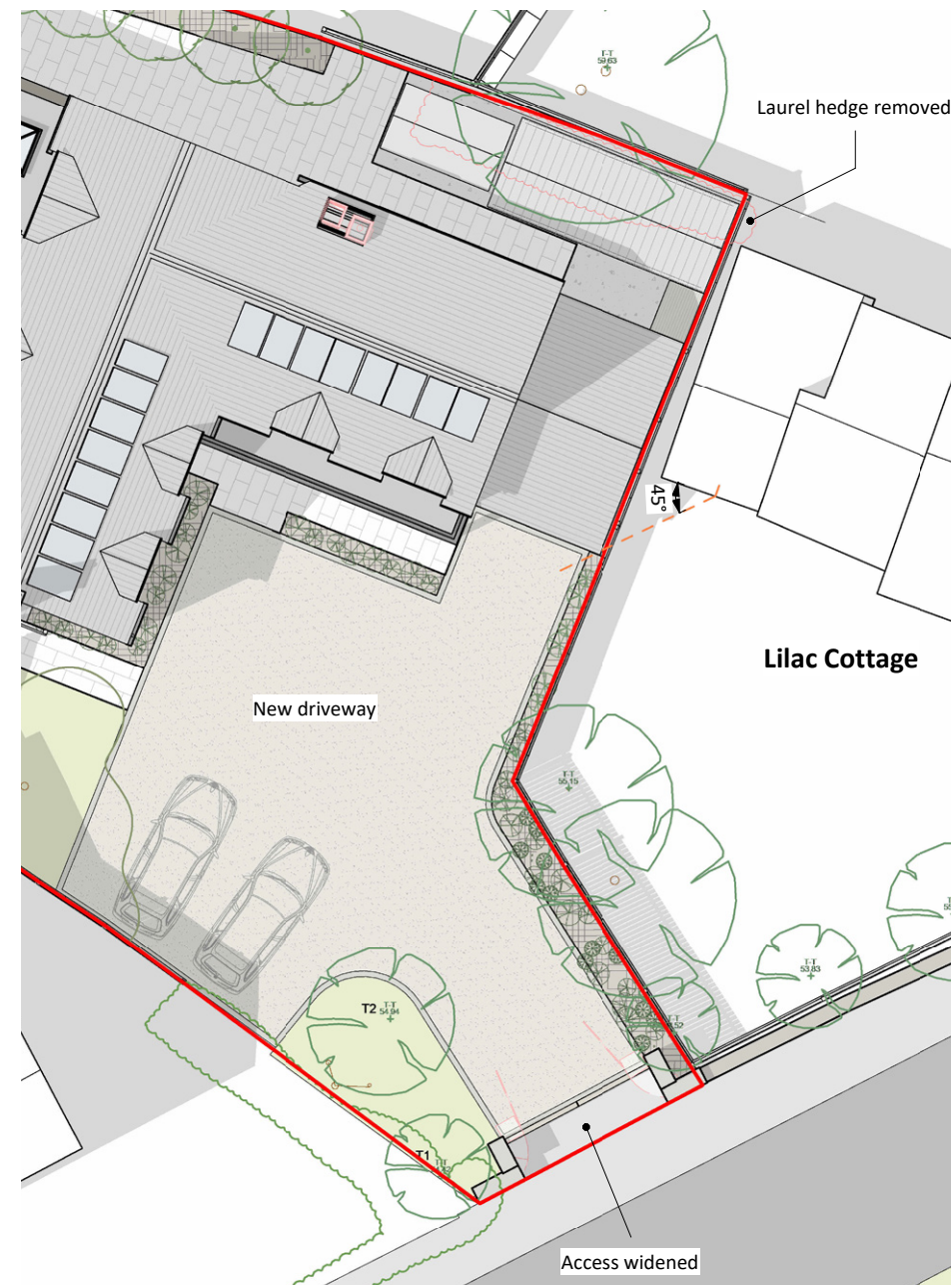
The proposed access and driveway layout are illustrated within the site plan and front landscape plan.

6.2 Driveway Surface and Drainage

The driveway surface is upgraded to a permeable gravel system with a stabilising grid.

The existing driveway includes a central drainage point which can become overwhelmed during periods of heavy rainfall. The proposed permeable surface allows rainwater to infiltrate naturally through the driveway construction, reducing pressure on the existing drainage and improving surface water management across the site.

This approach follows sustainable drainage principles and represents an improvement over the existing hardstanding arrangement.



Site plan - property front



Front landscape plan / parking

6.0 ACCESS, PARKING AND EXTERNAL WORKS

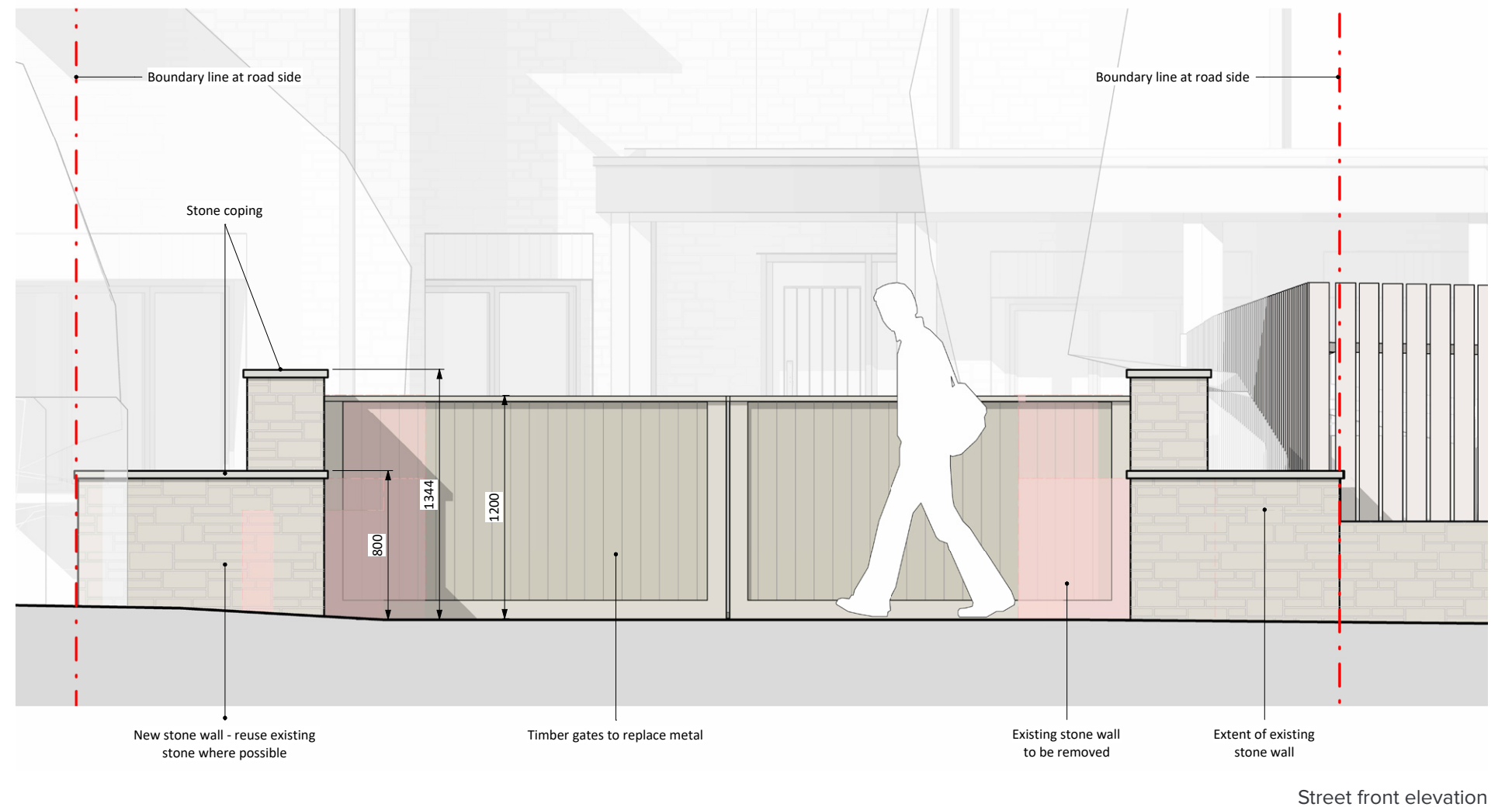
6.3 Entrance and Boundary Treatment

The existing entrance gates are retained in their current position but replaced with new timber gates, with the access opening widened through alterations to the front boundary wall.

The revised arrangement improves vehicle access into the site while maintaining the established stone boundary walls that define the property frontage. The boundary walls adjacent to the roadside are maintained at a low height of approximately 800mm, with the new gates set at approximately 1.2m in height, ensuring that driver visibility when entering and leaving the site is maintained.

The improved entrance, together with the revised driveway layout, allows vehicles to manoeuvre within the site more easily and exit in forward gear, representing a safer and more convenient arrangement.

The relationship between the entrance gates, boundary walls and driveway is illustrated within the proposed street front elevation.



7.0 TREES & ARBORICULTURAL CONTEXT

7.1 Trees within proximity of the proposed development

The site contains a number of established trees which contribute positively to the character and setting of the property, as identified on the existing and proposed site plans.

Four trees (T3–T6) are located within close proximity to the proposed extension and are shown on this page for reference. These comprise a mix of ornamental and garden trees typical of a residential setting, which form part of the established landscape structure of the site.

With the exception of Tree T6 (Cherry Blossom), which is proposed for removal to facilitate the development, all identified trees are retained as part of the scheme. The removal of T6 is considered acceptable in this instance due to its limited contribution relative to the overall landscape setting, and is offset by the wider landscape enhancements proposed across the site.

The retained trees (T3–T5) will continue to provide visual amenity and reinforce the established green character of the plot, consistent with the surrounding semi-rural context.

The site is not subject to any Tree Preservation Orders and is not located within a Conservation Area.



T3 - as labelled on drawings



T5 - as labelled on drawings



T4 - as labelled on drawings



T6 - as labelled on drawings

7.0 TREES AND ARBORICULTURAL CONTEXT

7.2 Arboricultural considerations and protection measures

The relationship between the proposed development and adjacent trees has been carefully considered as part of the design process.

Measured offsets between the proposed extension and trees T4 and T5 are indicated on the proposed ground floor plan, with all distances taken from the centre of the tree trunk to the closest point of the building footprint.

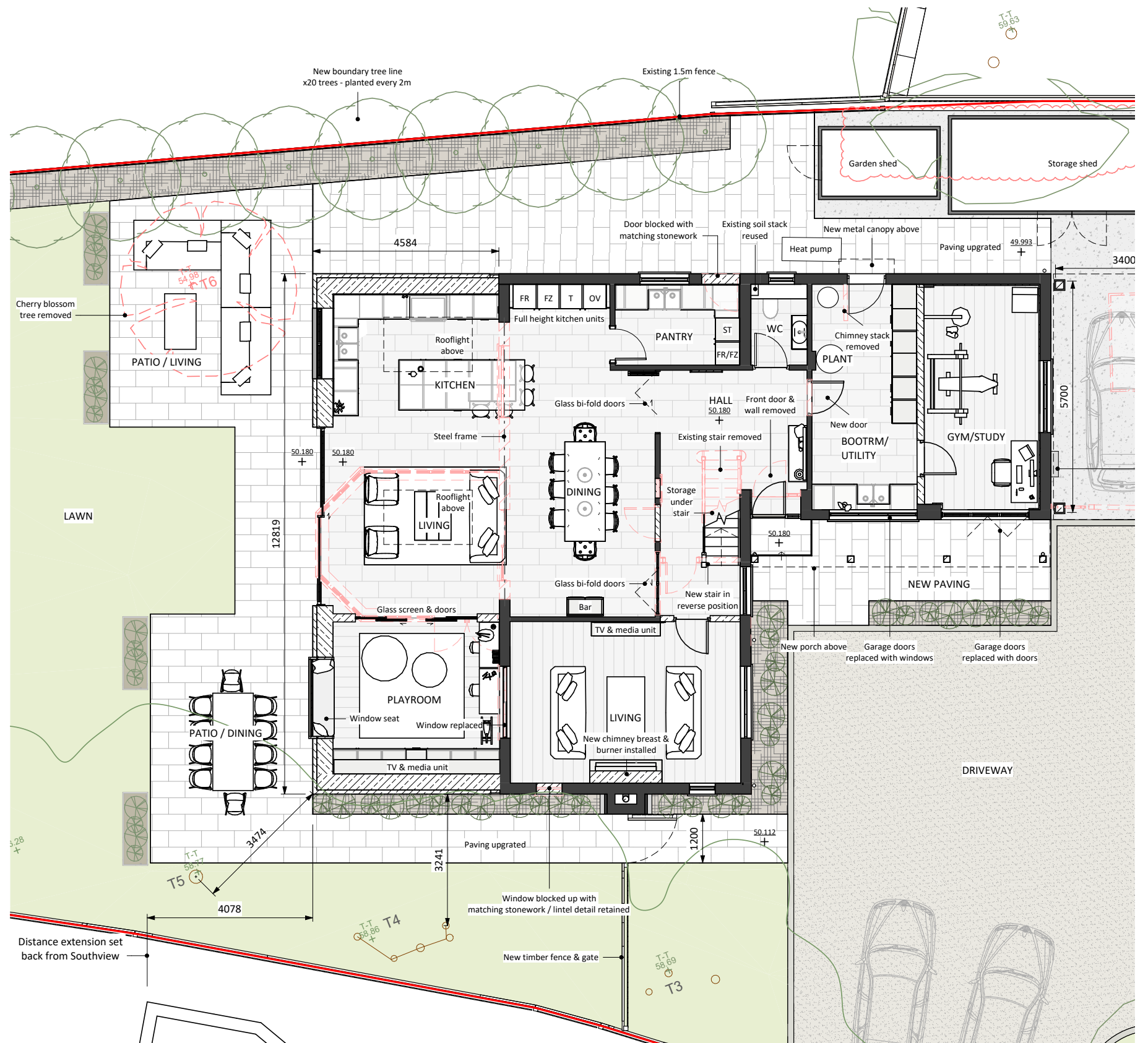
Given the separation distances, it is considered that the majority of root protection areas will remain unaffected by the proposed development.

The design has been developed to minimise potential impacts on retained trees, with the extension positioned to maintain appropriate separation and support the long-term health and stability of existing vegetation.

During construction, appropriate protective measures will be implemented, including:

- Installation of temporary protective fencing around retained trees;
- Avoidance of material storage, excavation or level changes within root protection areas;
- Careful construction practices where works occur in proximity to retained trees.

Subject to these measures, the proposals will not result in any material harm to retained trees and will preserve the established landscape character of the site.



Proposed ground floor plan

8.0 PROPOSED MATERIALS

01: Cotswold rubble stone walling – alterations to the existing front boundary wall

02: Reconstituted Cotswold stone walling – to match existing dwelling where windows and doors are infilled

03: Vertical timber cladding - to proposed rear extension

04: Grey metal framed windows and doors – replacing existing uPVC units

05: Grey metal coping – to extension parapet

06: Permeable Cotswold gravel driveway with stabilising grid system

07: Natural slate roof tiles – replacing existing concrete tiles

08: Natural stone external paving

09: Timber frame carport on concrete base



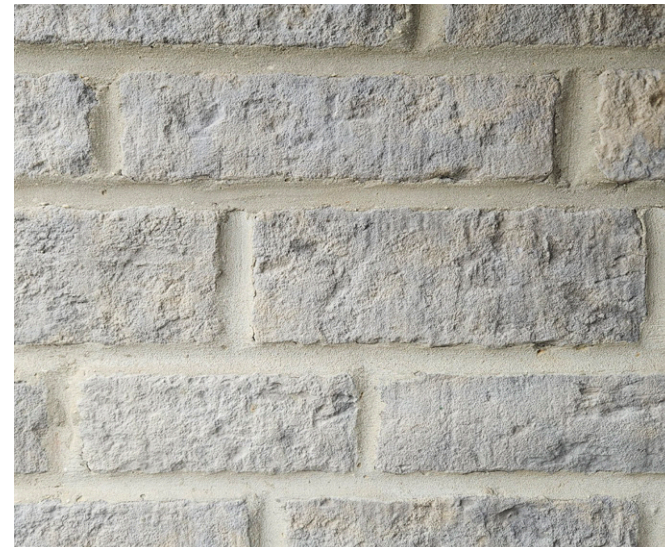
01



04



07



02



05



08



03



06



09

9.0 PLANNING ASSESSMENT

9.1 Introduction

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The relevant planning policy framework comprises the **National Planning Policy Framework (NPPF)** and the policies of the **Wiltshire Core Strategy (2015)**.

The proposed development represents a coordinated and well-considered series of alterations to an existing dwelling. The following assessment demonstrates how the proposals accord with the relevant design, amenity, landscape and access objectives of the Development Plan.

9.2 National Planning Policy Framework (NPPF)

The NPPF places significant emphasis on achieving high quality design that responds positively to local character and improves the quality of existing environments. Development should function well, be visually attractive and maintain a high standard of amenity.

Response:

The proposal introduces a series of coordinated improvements to the existing dwelling, including a modest rear extension, conversion of the existing garage, upgraded external materials and enhanced landscaping.

The replacement of concrete roof tiles with natural slate and uPVC windows with metal framed glazing represents a clear improvement in material quality. The proposals also improve the functionality of the dwelling while maintaining its domestic scale and character.

The development therefore aligns with the objectives of the NPPF in delivering well-designed development that enhances the quality of the built environment.

9.3 Wiltshire Core Strategy – Core Policy 57

Ensuring High Quality Design and Place Shaping

Core Policy 57 requires development to achieve a high standard of design that responds positively to the character of the site and surrounding area, while ensuring appropriate levels of residential amenity.

Response:

The proposed rear extension is modest in scale and clearly subservient to the existing dwelling, sitting well below the main eaves and ridge heights. Its simple contemporary form provides a subtle contrast to the existing stone building while remaining appropriate to the overall domestic character.

The proposed carport and entrance porch are lightweight timber-framed structures that read as secondary, ancillary additions.

The scheme also introduces a consistent and higher quality material palette, including natural slate roofing and grey metal framed windows and doors, improving the overall coherence and appearance of the property.

Accordingly, the proposal accords with the design principles set out within Core Policy 57.

9.4 Neighbouring Amenity

Core Policy 57 requires development to maintain appropriate levels of amenity for neighbouring properties, including protection from unacceptable loss of light, outlook or privacy.

Response:

The proposal has been carefully designed to ensure neighbouring residential amenity is preserved.

The carport is positioned outside the 45-degree line taken from Lilac Cottage to the east, ensuring no unacceptable impact on outlook or daylight.

The rear extension remains single storey in scale and is set well behind the neighbouring building line of Southview, with a separation distance of approximately 4048mm. As a result, the development does not give rise to harmful enclosure or loss of light.

At first floor level, the existing side-facing window arrangement is retained, with no new overlooking introduced.

The applicant has engaged with neighbouring properties during the design process, and the proposals have been shared and discussed. At the time of submission, no concerns have been raised by adjoining neighbours.

9.5 Landscape and Biodiversity

(Core Policies 50 & 51)

Core Policies 50 and 51 seek to protect and enhance biodiversity and landscape character. Development should avoid unnecessary loss of landscape features and incorporate opportunities for additional planting.

Response:

The relationship between the proposed development and existing trees is considered in detail within Section 7 of this statement. One tree (T6 – Cherry Blossom) and an existing laurel hedge are removed to facilitate the development.

These losses are offset through the introduction of a new boundary tree line comprising approximately twenty trees along the northern boundary, strengthening landscape screening and enhancing the planted character of the site.

The proposal therefore accords with the landscape and biodiversity objectives of Core Policies 50 and 51.

9.6 Access and Parking

(Core Policy 61)

Core Policy 61 requires development to provide safe and suitable access arrangements together with appropriate parking provision.

Response:

The proposal retains the existing access while improving its functionality through widened entrance gates and a revised driveway layout. This allows vehicles to manoeuvre within the site and exit in forward gear, representing a safer arrangement.

Parking provision is maintained and supplemented through the introduction of a timber-framed carport with EV charging provision.

The proposal therefore complies with Core Policy 61.

9.7 Summary

The proposal represents a coordinated and well-considered enhancement to the existing dwelling.

The development introduces a modest rear extension, improved internal accommodation, upgraded materials and strengthened landscape planting, while maintaining neighbouring residential amenity.

The proposal therefore accords with the National Planning Policy Framework and the relevant policies of the Wiltshire Core Strategy, in particular Core Policies 50, 51, 57 and 61.

10.0 SUMMARY

This Design and Access Statement has been prepared in support of a planning application for alterations and improvements to the existing dwelling known as Stonehaven, Lea, Malmesbury.

The proposals comprise a coordinated series of architectural and landscape interventions, including a single-storey rear extension, conversion of the existing double garage, replacement of external windows and doors, the introduction of a timber-framed carport and entrance porch, and improvements to the access, parking and landscape setting of the property.

The design approach enhances the functionality, appearance and material quality of the dwelling while remaining appropriate to its established character and setting. The proposed rear extension is modest in scale and clearly subservient to the main dwelling, forming a simple contemporary addition that integrates comfortably with the existing building.

Careful consideration has been given to neighbouring residential amenity. The siting and scale of the development ensure no unacceptable impact on outlook, daylight or privacy.

The proposal also delivers landscape and environmental enhancements, including new boundary planting, improved materials and permeable surfaces which contribute to the overall setting and sustainability of the site.

Improvements to the access and driveway layout allow vehicles to manoeuvre within the site and exit in forward gear, representing a safer and more practical arrangement. Overall, the development represents a well-considered and proportionate enhancement to the existing property, improving its quality and functionality while respecting its context.

The proposal therefore accords with the objectives

of the National Planning Policy Framework and the relevant policies of the Wiltshire Core Strategy, including Core Policies 50, 51, 57 and 61.



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FILE		REVISION	
1986EDE_Design & Access Statement		A	P01_First Issue - 17.03.2026
PROJECT			
Stonehaven		B	X
CLIENT			
Mr Eden		C	X
NEST JOB No.			
1986EDE		D	X
PREPARED BY	CHECKED BY		
TE	-	E	X
DATE	REVISION No.		
17.03.2026	P01	F	X