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Design and Access Statement

Planning Application for Erection of low energy Replacement Dwelling and Garage with Associated Landscaping Works at 37 George Lane, Marlborough, SN8 4BX.



National Self Build & Renovation Centre, Lydiard Fields, Great Western Way,
Swindon, SN5 8UB.

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Design and Access Statement

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1. Background Information

1.1 Main Objectives:

The purpose of this design and access statement is to provide supplementary information to assist with the submission of a full planning application for the erection of a low energy Replacement Dwelling and Garage with Associated Landscaping Works at 37 George Lane, Marlborough, SN8 4BX.

The existing bungalow is situated within the North Wessex Downs AONB, just outside of the Marlborough Conservation Area, on a streetscape of 2 - 3 storey dwellings of varying styles and ages.

The main objectives are:

1. To replace the existing poor-quality bungalow with a high-quality contemporary dwelling.
2. To develop a house that caters for the future so that there is accommodation for their son [REDACTED] and for the applicants individually as they age.
3. To maximise site accommodation within the gradient of the land.

The site has a significant level change from the street, which requires consideration. It also presents an opportunity to enhance the design if managed appropriately. In addition, matters for consideration are the proposed dwelling's impact on the streetscape and neighbouring properties.

The key areas of accommodation required include;

- Large Kitchen / Dining / Family Room - TV Snug
- Utility/ Laundry Room
- Multi-use space and Plantroom
- Garage/ parking for 3 spaces
- 3 Bedrooms sharing 2 Bathrooms
- Master Bedroom with Dressing/ Ensuite



1.2 Site Planning History:

Following this agent's review of Wiltshire councils' planning and building warrant records, there have been a total of 2 applications since 1990. In 1992, a planning application was submitted for the erection of a conservatory, and in 2023, a building control application was submitted for the installation of a consumer unit. Both detail relatively minor works. There also appears to be little evidence that maintenance measures have been established through either method in the 20+ year review undertaken.

1.3 Site Description:

The site is located in the historic Wiltshire market town of Marlborough. Renowned for its exceptionally wide High Street, Georgian frontages and strong architectural cohesion. The town sits within an attractive landscape setting bordered by the North Wessex Downs AONB, giving it a distinctly rural character despite its vibrant commercial core. Marlborough's built environment reflects layers of history—from medieval burghage plots and coaching inns to later Victorian and 20th-century suburban growth. Key local features include the River Kennet, the Marlborough College campus, the Merchant's House, and a range of listed buildings which contribute to the town's special interest. The conservation area, which covers much of the historic centre, places a strong emphasis on preserving vernacular forms, high-quality materials, and the traditional character of surrounding residential streets.

George Lane occupies a transitional position between the busy town centre and quieter residential neighbourhoods to the south. It serves as an important local route, with a mix of older cottages, mid-century dwellings and small commercial uses, resulting in a varied streetscape. The area is characterised by modest building scales, mature boundary vegetation, and pockets of open space that soften the urban grain. Although not one of Marlborough's primary historic streets, George Lane includes several buildings of local townscape merit and provides pedestrian links toward the High Street, St Mary's Church, and the riverside walks along the Kennet.

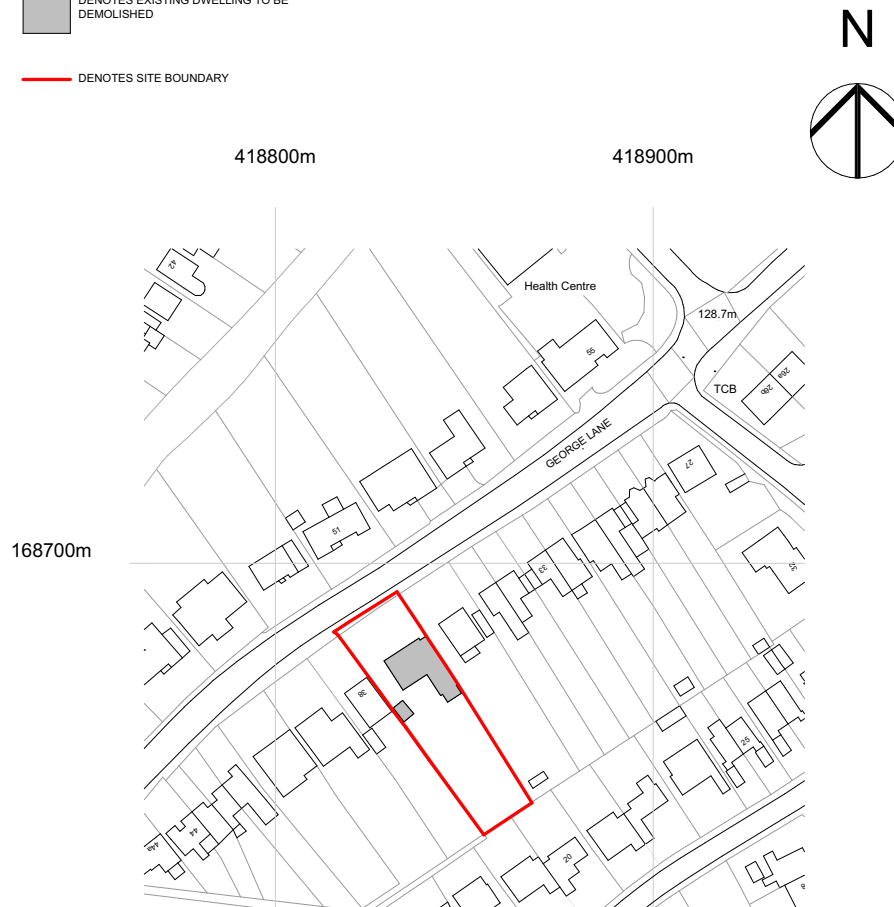
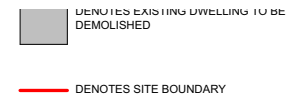


Figure 1: Location Plan NTS

There has been substantial modern residential development in this area that has occurred since 1943, during which time the bungalow at 37 George Lane was built.

The evidence from these historic maps demonstrates that the site has been heavily developed over the years, reflecting a number of house styles within a fairly consistent street typology.

This developing building fabric points to an acceptance of architecture which reflects the varying styles of the time. This could provide positive justification for a modern design reflecting contemporary architectural trends and modern standards of construction.



The application site sits to the western outskirts of George Lane with the front of the curtilage facing northwest and the rear facing southeast. Similar to the neighbouring properties, the site is tiered in topography, and there are two embankments stepped up to meet the front of the existing bungalow on the site.

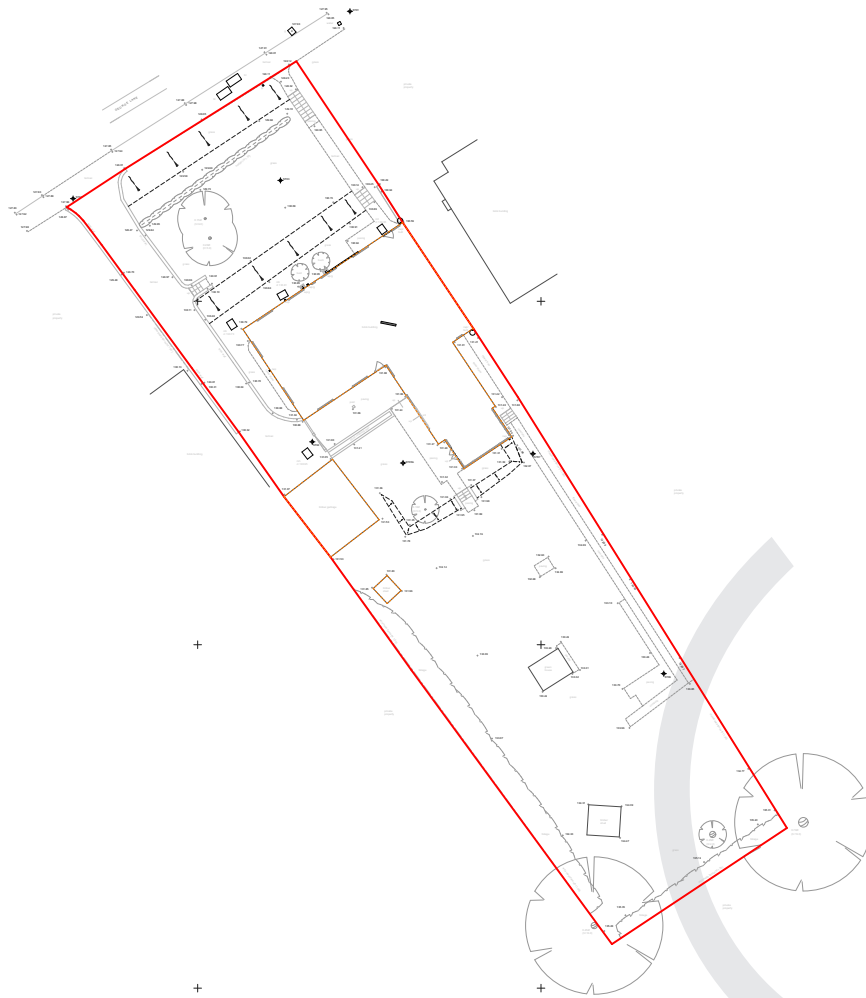


Figure 2: Existing Site Plan, NTS

The properties along George Lane vary in age, scale and aesthetic, and there is no unifying character to the building form and style within the immediate vicinity. The existing properties are also of varied height, ranging from single-storey to two-storey dwellings, with the majority of houses sitting at varying levels.



Figure 3: View from street showing 36 George Lane



Figure 4: View of No.62 George Lane



Figure 5: View of No. 67 George Lane



Figure 6: New Build Contemporary Dwellinghouse, No.57 George Lane.



The existing bungalow is stepped back from George Lane to the north side of the plot with a steeply banked front garden. Sitting in an elevated position above the street, the only access is via multiple steps to the east or a steep driveway to the west boundary.

The existing dwelling is of poor quality and underutilises the plot in comparison to the neighbouring 2-3 storey properties. The dwelling also suffers from significant subsidence, which is also evident on other properties on the street. It is therefore considered that retaining the existing property is not viable.



Figure 7: Street view of existing bungalow.



Figure 8: View from pavement showing height of rise from street level.



Figure 9: Street View looking toward bungalow for No.38 side.



2. Site Response and Proposed Design

2.1 Opportunities & Constraints:

The site analysis has been conducted based on pre-existing site observations and desktop studies. The site appraisal reveals that the primary views are distant and to the north and west, looking towards the surrounding countryside.

The site benefits from a large, gently sloping, south-facing garden to the rear of the site. From the top of the site, distant green views can be seen above the roof of the existing bungalow.

A dense evergreen hedge to the rear of the plot currently acts as plant screening between the neighbouring property to the rear, which sits in an elevated position above the bungalow.

Opportunities:

- The site offers some distant views to the west and north.
- Natural vegetation, existing boundary treatments, tree and hedge coverage and the plot size provide some natural shielding for privacy with existing neighbours.
- The site benefits from an established access point for vehicles from the access road located at the northwestern boundary.
- The immediate building context surrounding the site exhibits a varied architectural style with characteristics of varied scale and massing ranging from one storey to two storeys.
- The site has functioning utilities as well as water and drainage connections.

Constraints:

- The site generously slopes upward from front to rear.
- There is an established building line where houses on the street all step back from the public road, and the site is raised several metres above pavement level.
- There is evidence of subsidence on the existing bungalow.



2.2 Site Photos:



Figure 10: Picture of Rear Garden Ground.



Figure 11: Picture of Rear of Property from Rear Garden.



Figure 12: Existing Dwelling from Rear.



Figure 13: Image of Front of Existing Dwelling.



2.3 Design Principles:

The design principles for the development have been established through a thorough analysis of the site and its context.

To achieve this, the site and its landscape, along with the broader context, were carefully studied. The design process was informed by a review of both National and Local Guidance, which played a vital role in shaping the project. The following publications were utilised as part of this process:

Wiltshire Core Strategy (WCS) – adopted January 2015:

All relevant policies in the Wiltshire Core Strategy plan have been reviewed. Relevant policies outlined below will inform the design development to planning.

- Core Policy 1: Settlement Strategy
- Core Policy 2: Delivery Strategy
- Core Policy 50: Biodiversity and Geodiversity
- Core Policy 51: Landscape
- Core Policy 57: Ensuring High-Quality Design and Place-Shaping

National Planning Policy:

- National Planning Policy Framework (2023)
 - Section 2 (Achieving sustainable development)
 - Section 4 (Decision-making)
 - Section 11 (Making effective use of land)
 - Section 12 (Achieving well-designed and beautiful places)
 - Section 15 (Conserving and enhancing the natural environment)
- Planning Practice Guidance
- National Design Guidance

2.4 Design Appraisal

The proposed development has been carefully designed in response to the character of the surrounding area, the physical constraints of the site, and the relevant planning policy framework. In accordance with the National Planning Policy Framework (NPPF) and the Wiltshire Core Strategy, the proposal seeks to deliver a high-quality replacement dwelling that makes efficient use of the site while respecting the established residential character of George Lane.

Core Policy 57 of the Wiltshire Core Strategy requires new development to achieve a high standard of design which responds positively to local character while creating a strong sense of place. Similarly, the NPPF emphasises that development should add to the overall quality of an area and be visually attractive as a result of good architecture and appropriate landscaping. The design of the proposed dwelling has therefore been informed by a detailed understanding of the site context, including neighbouring building forms, topography, and the varied architectural character of the street.

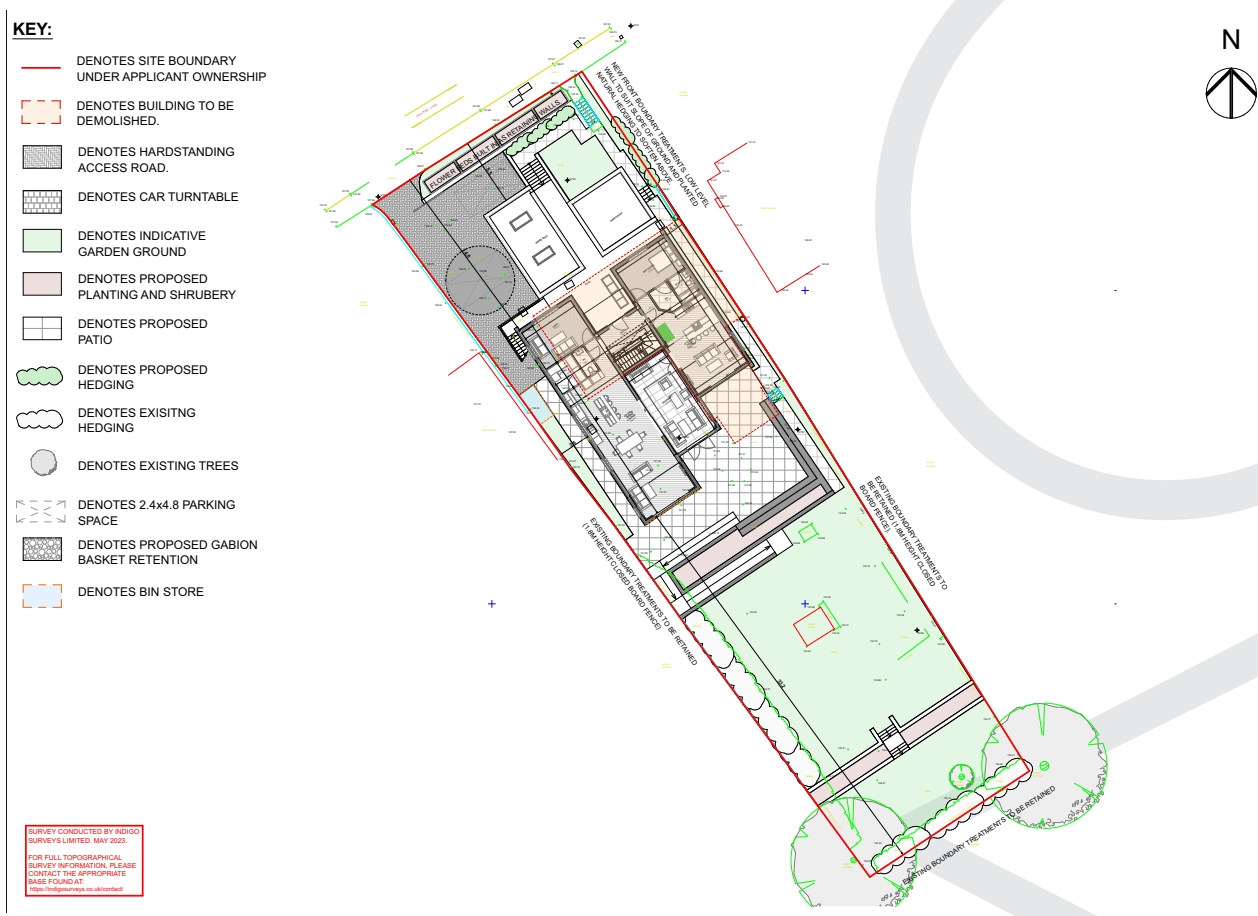


Figure 14: Proposed Site Plan (NTS).



The surrounding area displays a diverse mixture of building types and architectural styles, as highlighted in the above sections. Properties along George Lane vary considerably in age, scale and appearance, ranging from mid-twentieth-century bungalows to more recent contemporary dwellings, with building heights generally between one and two storeys.

This variation in form and architectural expression has resulted in a streetscape that does not follow a single dominant vernacular but instead reflects the gradual evolution of residential development within the area over time. The proposed contemporary design, as illustrated in the figures below, responds positively to this context, acknowledging the existing architectural diversity while providing a modern dwelling that meets current living standards and sustainability objectives.

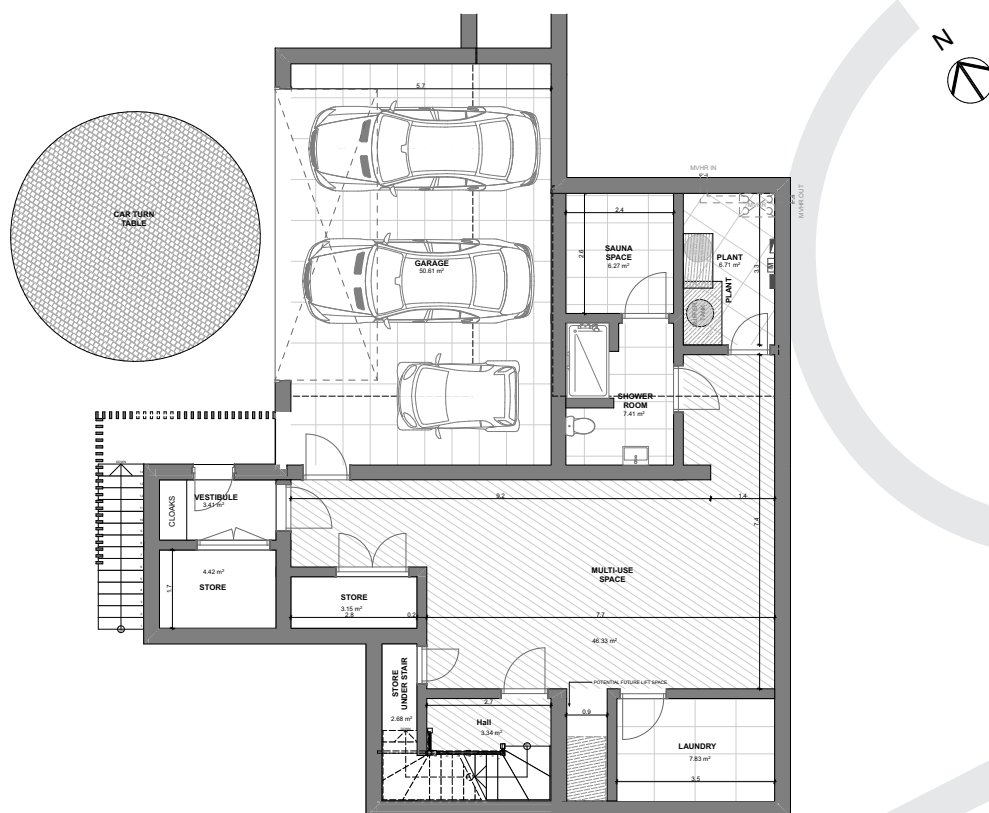


Figure 15: Proposed Lower Ground and Garage Floor Plan (NTS)

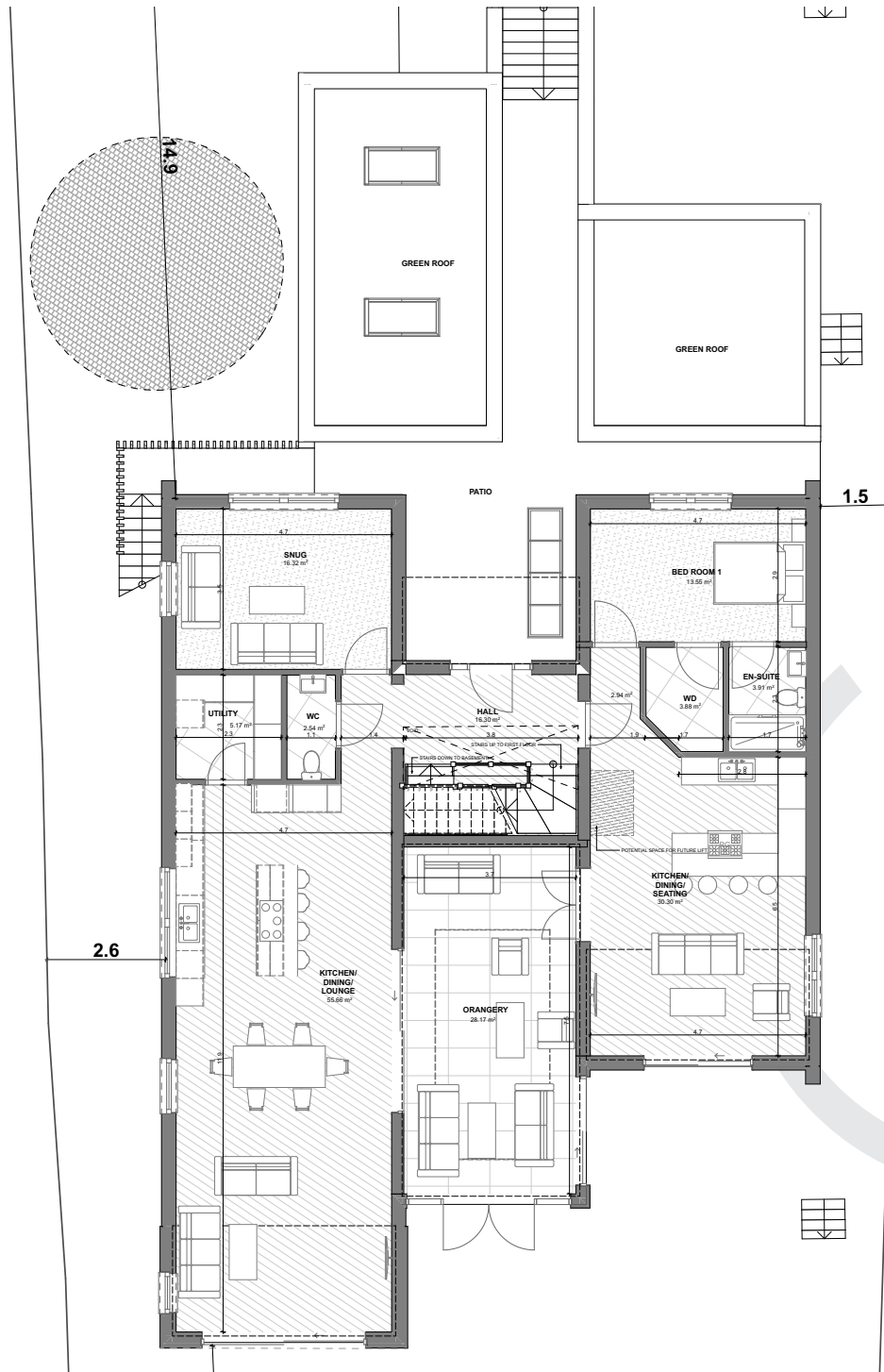


Figure 16: Proposed Ground Floor Plan (NTS)

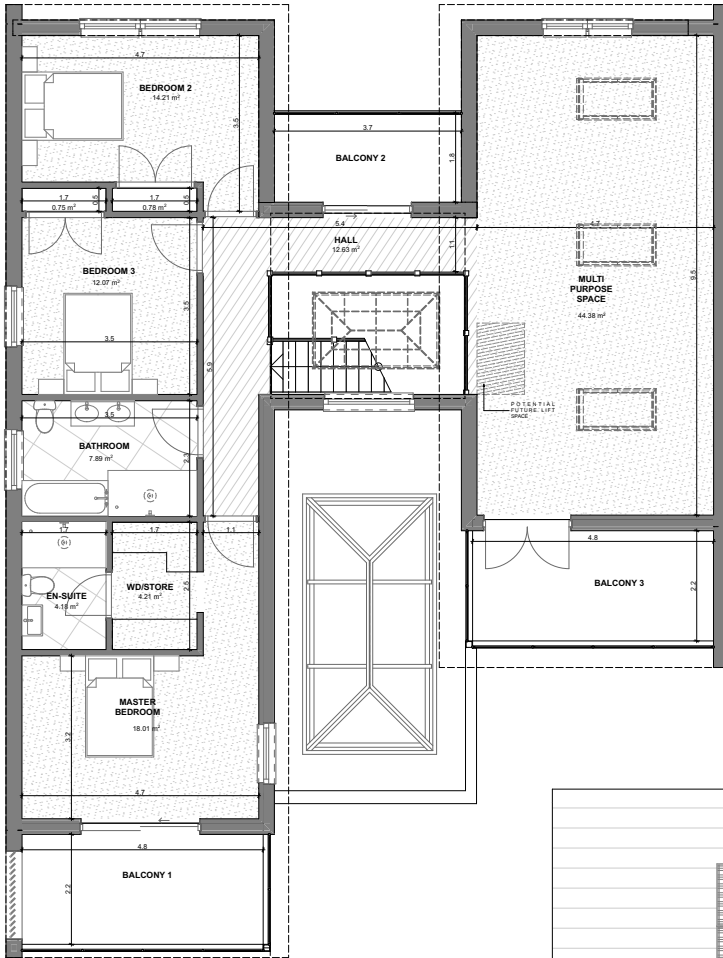


Figure 177: Proposed First Floor Plan (NTS).

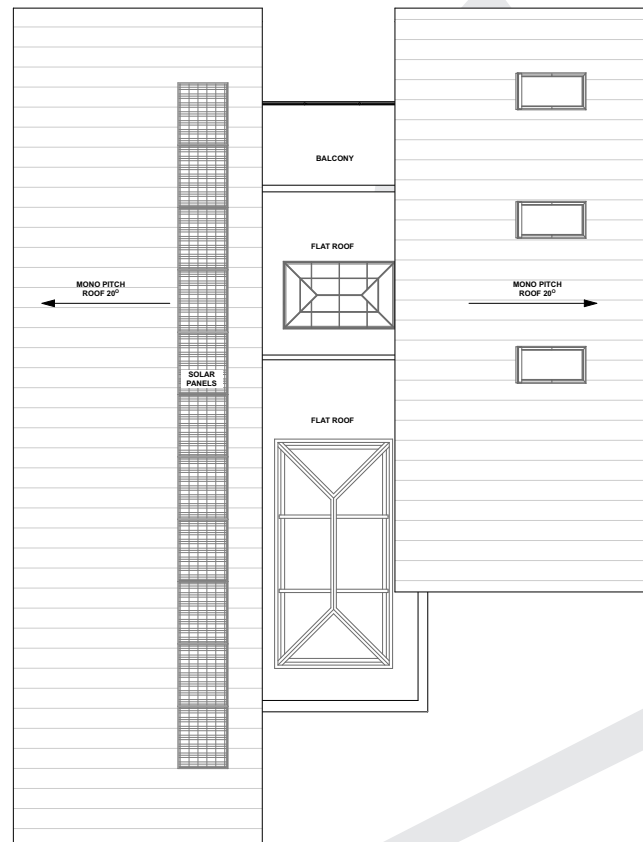


Figure 18: Proposed Roof Plan (NTS).



A key influence on the design has been the sloping topography of the site. The plot rises noticeably from the street towards the rear garden, presenting both a design constraint and an opportunity to integrate the new dwelling more sensitively within the landscape. The proposed building has therefore been designed to work with the natural gradient of the site, stepping into the slope and reducing the apparent scale of the building when viewed from the public realm. To reinforce this, the Garage is set forward with green/living walls to act almost like the green landscaped retention that you see in the existing streetscape. This approach ensures that the development sits comfortably within the plot and maintains a balanced relationship with the neighbouring properties, both of which are two storeys in height. The garage also makes use of the site's natural levels to locate foundations in more stable ground, reducing the risk of subsidence through additional reinforcement.



Figure 18: Proposed Elevations Sheet 1 (NTS).

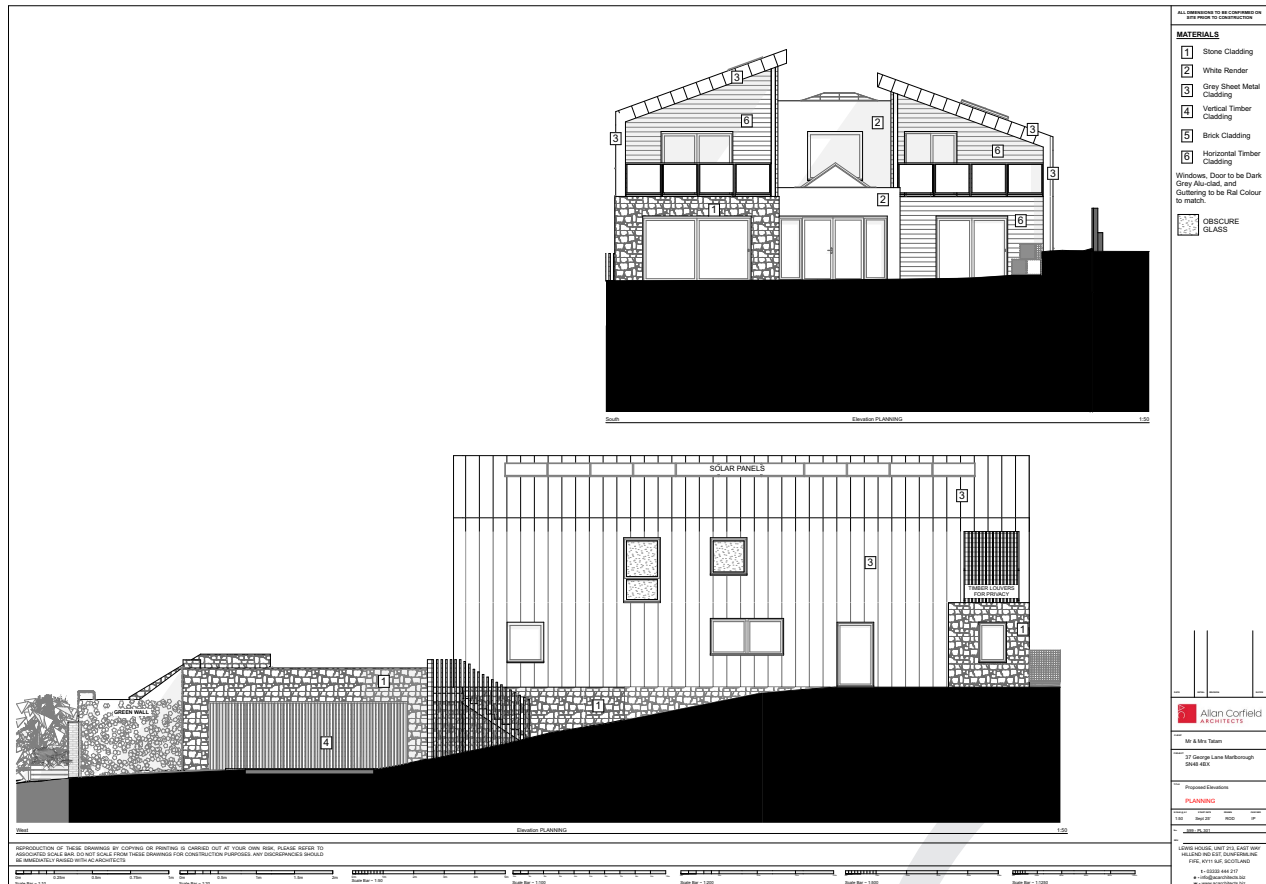


Figure 19: Proposed Elevations Sheet 2 (NTS).

The replacement dwelling will occupy a broadly similar position within the site as the existing bungalow, maintaining the established building line and spatial pattern along George Lane. However, the proposal represents a more efficient use of the plot.

The increased footprint of the proposed dwelling has been carefully considered and arises primarily from the efficient use of the site rather than an excessive increase in building footprint. Much of the additional accommodation is achieved through a 1.5-storey form, allowing usable space to be incorporated above ground floor level. This approach enables the dwelling to remain proportionate within the streetscape but slightly larger than the bungalow, while providing the internal space required for modern living.

Furthermore, the generous depth of the rear garden allows the development to extend into the site without appearing overdeveloped or visually dominant when viewed from George Lane. The building itself has been deliberately articulated into



three distinct elements, breaking the form into smaller, legible volumes rather than presenting a single continuous mass. This composition significantly reduces the perceived bulk of the dwelling and reflects the varied and incremental character of surrounding development. As a result, despite the modest increase in footprint compared with the existing bungalow, the proposed design reads as a well-balanced and appropriately scaled addition within the established residential context. The overall height of the proposed dwelling does not exceed that of either neighbouring dwellinghouse.

The existing dwelling is of limited architectural merit and underutilises the site in comparison with neighbouring properties, many of which are two-storey dwellings with larger internal accommodation. The proposal, therefore, represents a logical redevelopment of the site, bringing the scale of development into closer alignment with surrounding properties while significantly improving the quality of the built environment.

In terms of architectural form, the dwelling has been carefully composed to break down the overall massing of the building. The design utilises articulated volumes and carefully considered roof forms to reduce the perceived scale of the building when viewed from the street and neighbouring properties. This approach creates a visually balanced composition which avoids the appearance of excessive bulk while maintaining a strong architectural identity.

The material palette has been selected to ensure that the proposed dwelling integrates sympathetically with the surrounding residential context. A combination of high-quality facing materials and contemporary detailing is proposed, providing a refined architectural character while maintaining compatibility with neighbouring buildings. The use of durable, natural materials ensures longevity and reinforces the sense of quality associated with the development. The palette is limited to render, timber and brick on the main dwelling, which has been deliberately restrained to avoid visual clutter, focusing on complementary tones and textures that respond to the broader streetscape. This considered approach to materials helps ensure that the new dwelling sits comfortably within its surroundings while expressing a contemporary architectural language appropriate to a modern replacement dwelling.



The lower ground and garage is primary green walls and stone to blend in with the garden features seen on the existing streetscape, mimicking that of a landscaped garden.

In terms of visual impact, the scale of the building reflects neighbouring properties, and the dwelling follows the established building line along the street. The sloping site and existing landscaping help to soften the appearance of the building when viewed from the public realm. In addition, proposed boundary vegetation and planting provide a natural buffer, which further reduces the visual prominence of the development. As a result, the proposal will integrate successfully into the existing streetscape and will not appear visually intrusive when viewed from surrounding vantage points.

The internal arrangement of the dwelling has also been carefully considered to ensure that neighbouring residential amenity is protected. Window placements and orientations have been designed to minimise opportunities for overlooking of adjacent properties and private gardens. The generous separation distances between properties, combined with the existing boundary vegetation and changes in site levels, provide additional mitigation against potential privacy impacts. However, the design proposed to incorporate privacy screens strategically on each side of the new dwelling by extending the external walls on the balconies to prevent looking out to either side. The design therefore ensures that the proposal will not give rise to unacceptable overlooking, loss of privacy or visual intrusion to neighbouring occupiers.

Overall, the proposed replacement dwelling represents a well-considered response to the site and its context. The development replaces a poor-quality bungalow with a high-quality contemporary dwelling that reflects modern architectural standards while respecting the varied character of the surrounding area. The scale, layout and material palette have been carefully balanced to ensure the building integrates successfully into the streetscape while enhancing the quality of development on the site.



2.5 Artists' Impression (CGI's):



Figure 20: CGI of entrance area above street level.



Figure 21: CGI of dwelling from the rear garden.



2.6 Environmental Design:

Where practicable, the proposed dwelling will be constructed utilising a fabric-first strategy, prioritising high standards of thermal efficiency from the outset. This method incorporates a compact building form and advanced construction techniques designed to minimise heat loss, thereby significantly reducing CO₂ emissions throughout the building's operational lifespan.

By adopting Passivhaus principles—such as substantial insulation to the ground floor and roof, minimising thermal bridging, and ensuring airtight construction—the new home will exceed the energy performance and carbon emissions standards set by the latest Approved Documents for building regulations.

Furthermore, the dwelling will feature the following sustainable technologies and installations:

- An air source heat pump to provide efficient, renewable heating.
- High-performance glazing to maximise insulation and reduce energy loss.
- A mechanical ventilation heat recovery (MVHR) system to maintain excellent indoor air quality while conserving heat.
- Solar photovoltaic panels harness renewable energy from sunlight.
- Storage batteries to optimise the use of generated solar power and increase energy resilience.
- Electric Vehicle Charging points
- Rainwater Harvesting.

Given that the National Planning Policy Framework encourages local planning authorities to support sustainable development, we are confident that this proposal meets and exceeds the requisite criteria for environmentally responsible construction.



3. Conclusion

We believe that the design considerations outlined in this document allow for an effective overall proposal.

The new dwelling is well-suited to the site and will not significantly impact services, transportation, or neighbouring properties.

- The new house's design complements the site's characteristics and the surrounding context.
- The size and scale of the house are appropriate for the location and enhance the overall character of the area.
- The new house will surpass standard building control requirements for a thermally efficient home.

We hope that this design and access statement, along with all other supporting documentation, will be favourably considered by the planning department. The proposed design is a thoughtfully crafted response to the existing development setting, resulting in a house that is well-suited in terms of scale and design for the site. The proposal incorporates detailing and materials that will provide distinctiveness and character to what will be a unique house while respecting both the immediate surroundings and the existing development pattern in which the house is located.