



2519 | Land to Rear of Four Candles House

Ref. 3_601

Revision: P1

Design, Planning & Heritage Statement

April 2026



Introduction

This Design Statement has been prepared by Milton Architects Ltd to accompany the planning application for a new dwelling and associated works to the rear of Four Candles House, north of the High Street in Marlborough.

This application is submitted on behalf of Mr and Mrs Brown (“The Applicant”) and relates to the property at Four Candles House, Chandlers Yard, High Street, Marlborough, SN8 1HT (the “Application Site”).

The purpose of this design statement is to provide a description of the site, clarify the nature of the application and provides an overview of the key principles that have informed the design. It also outlines the planning history and identifies the planning policy framework within which the proposals have been conceived.

This document should be read in conjunction with the following information which has been prepared to support the application:

- **Application Form**
- **Relevant CIL Forms**
- **Existing Drawings - from a measured survey by Others and utility survey by Twenty20 surveys Limited**
- **Proposed Drawings - by Milton Architects**
- **Preliminary Ecological Appraisal - by Eco 306 Ltd**

Pre-application Consultation

Officers will note that this planning application submission follows pre-application enquiries including Pre-Application Enquiry Ref: ENQ/2024/01362 and Ref: ENQ/2025/01125.

The Council’s response to the more recent enquiry submitted on 17th July 2025 was positive insofar that it highlights the proposal is acceptable in principle, subject to the detailed assessment of design, amenity, and other material considerations.

Overview

Four Candles House is an early 19th century brick building, historically used as storage for the retail premises fronting the High Street. Subsequently, planning approval and listed building consent was granted under reference PL/2023/04931 and PL/2023/05295 to convert, alter and extend the buildings to form two dwellings. This demonstrates the site is suitable to accommodate two residential homes.

Four Candles House was purchased and converted, altered and extended under reference PL/2024/01992 and PL/2024/01980 based on revised proposals for a single dwelling with amendments to suit the needs of the current occupants, The Applicant. Some minor amendments were subsequently made under application PL/2024/11111.

The Applicant would now like to develop a purpose-built home that delivers a high-quality bespoke design in response to the site and its context and the client’s changing needs. The proposal aims to balance aesthetic ambition with practical usability, resulting in a dwelling that is both architecturally distinctive and highly liveable.

The main objectives of this proposed scheme are;

1. To provide a 3 bedroom family home designed to meet the family’s needs;
2. To follow a sustainable approach.

The main areas of consideration include:

- High-quality designed internal accommodation and arrangement of spaces to meet client’s needs;
- Maximise aspect and connection with the west facing garden;
- Relationship with neighbouring properties;
- Heritage impact;
- Ecological considerations

Site Location

The site is located within Marlborough, Wiltshire classed as a market town in the Wiltshire Core Strategy.

More specifically, the site is located to the west of Chandlers Yard, connecting the High Street to the south-east with Back Lane to the northwest. The southern part of Chandlers Yard is characterised by the dense development of the High Street and sits within the Conservation Area.

The site is currently associated with the property Four Candles House (land within Applicant’s ownership and shown in blue) Four Candles House is considered to be a Grade II Listed curtilage building; this is because the house was formerly associated with 134-135 along the High Street, which is Grade II Listed.

Four Candles House is located to the south, the gardens and outbuildings associated with the residential properties ‘Chandlers’ and ‘Marlings’ on Back Lane to the north and west and Chandlers Yard to the east with the residential property ‘The Nest’ further east, opposite Chandlers Yard.

Due to the site’s location in close proximity to the High Street, the site has good access to public transport and local amenities including a number of shops, cafes, restaurants, employment uses and community facilities.



Site Location Plan

Key

- Site Boundary
- Land within Ownership
- Marlborough Conservation Area

Site Context

The following photographs were taken within and around the site and demonstrate the site's relationship with the surrounding context.

The site context is documented in the Marlborough Conservation Area Statement as follows:

As part of the 'planned' High Street, frontages were built-up and burgage plots set out to the north and south, developed and cultivated in depth. Plots in the north extended to a 'Back Lane' and those in the south to the river bank.

As such, the properties to the north are characterised by suburban style development and a mixture of backland properties such as 'The Nest' to the east.

The existing building at Four Candles House has been largely retained as part of the conversion and alteration works, a typical example of early 19th century functional buildings, constructed from solid brickwork below a pitched tiled roof. The pitched roofs are covered with plain clay roof tiles featuring pointed verges with white timber eaves fascias supporting black cast iron rainwater goods. Brick chimney stacks are present, two with clay cylindrical chimney pots, and a pitched roof dormer window is present on the north-east side of the roof with the lower ridge line.

The photographs and planning history clearly demonstrate the vacancy of the site and the opportunity to accommodate an additional dwelling.



Chandlers Yard passage from High Street, extract from Marlborough Conservation Area Statement



Chandlers Yard passage facing south with Grade II Listed boundary wall forming the eastern boundary of the site



View of site from northern boundary



View of site from southeastern corner



View of site from southwestern corner of site

Existing Site

The site forms a rectangular linear shape as a result of the main character of the area, consisting of burgage plots perpendicular to the High Street. The site has an overall area of 0.03 hectares. A concrete base and walls are located roughly in the centre of the site.

There is a significant level difference across the site; the highest point is recorded as +142.54 AOD in the north-eastern corner and 140.28 AOD on the southern boundary. All levels are shown as above ordnance datum (AOD).

The eastern boundary consists of a Grade II Listed Wall (List Entry Number: 1243603):

CHANDLERS YARD 1. 5407 Brick walls facing path SU 1869-1969 1/350b to rear of Nos 136-138 High Street II 2. Mostly c.1800, partly mid C19, some modern patching. The walls are of brick with soldier course, mostly with a battered base and 'broached' wall buttresses The North-East face of the South-West wall is pitch- coated. The lower 45 yards of the South-West wall are about 7'5" high. The rest of the walls are about 6'3" high. The oldest section appears to be the lower part of the North-East wall which could be later C18. These two walls flank a footpath which connects High St to Back Lane. They are a good example of back yard development on burgage strips and form a picturesque setting for a much frequented footpath.

The western boundary is also a relatively tall wall and to the north, the boundary adjoins the ancillary building for Chandlers with a small portion of wall.



Existing Site Plan

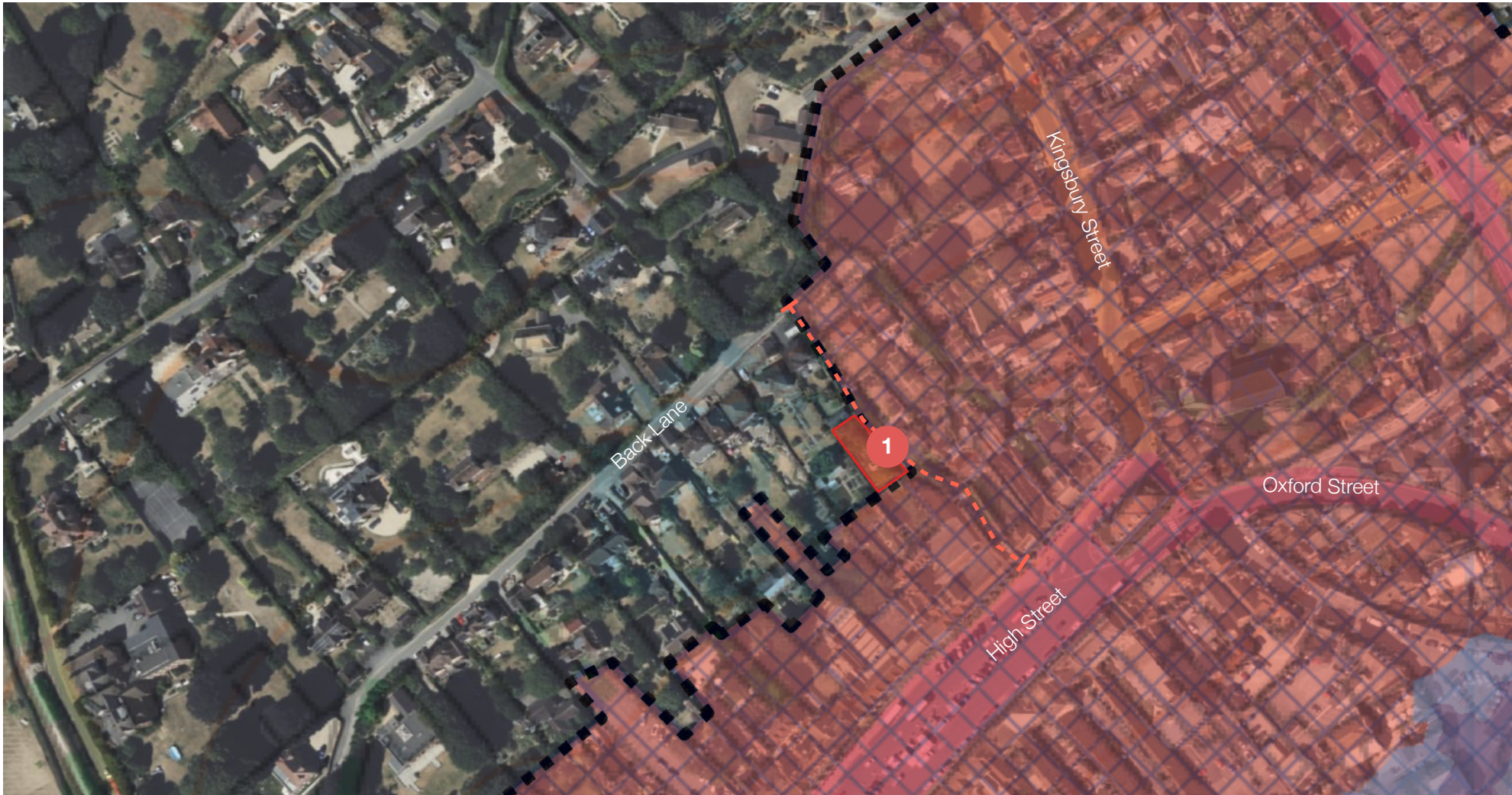
Key

- Site Boundary
- To be Removed
- ~WFR(A)~ Water
- SW— Stormwater
- ELV— Low Voltage Cable

2.4 Site Constraints & Designations

The site includes a number of constraints to be considered as part of the proposals. The Council’s pre-application enquiry response confirms that the site is subject to the following constraints:

- Immediately adjacent to the Marlborough Conservation Area
- The eastern boundary consists of a Grade II Listed Wall (List Entry Number: 1243603)
- Situated within close proximity to multiple listed buildings
- Adjacent to/accessed via a Public Right of Way (MARL11)
- No vehicular access
- Flood Zone 1
- Located in an Area of Special Quality (MARL 10)
- Washed over by the North Wessex Downs National Landscape although the site would be viewed within the built form of Marlborough and would therefore unlikely have a detrimental negative impact on the character of this protected landscape.



Constraints Diagram Plan

Key

- Site
- Marlborough Conservation Area
- Grade II Listed Wall
- Flood Zones 2 & 3
- Public Footpath



Planning Context

The site is located within the limits of development for Marlborough, which is classed as a market town in the Wiltshire Core Strategy. Core Policies 1 and 2 of the Wiltshire Core Strategy outlines that residential development within the limits of development for market towns will generally be supported.

The introduction of residential accommodation close to the town centre will also serve to support its ongoing vitality and viability in accordance with Paragraph 86 of the NPPF.

Planning Policy

The key adopted policies relevant to this proposal and addressed throughout this design statement are outlined below.

- **National Planning Policy**
 - National Planning Policy Framework (NPPF) 2024
 - Planning Practice Guidance (PPG)
 - Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990
 - Marlborough Conservation Area Statement June 2003
 - The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024
 - National Design Guide
- **Wiltshire Core Strategy (WCS) (adopted January 2015)**
 - Core Policy 1: Settlement Strategy
 - Core Policy 2: Delivery Strategy
 - Core Policy 3: Infrastructure Requirements
 - Core Policy 14: Spatial Strategy for the Marlborough Community Area
 - **Core** Policy 41: Sustainable Construction and Low-Carbon Energy
 - Core Policy 45: Meeting Wiltshire’s Housing Needs
 - Core Policy 50: Biodiversity and Geodiversity
 - Core Policy 51: Landscape
 - Core Policy 57: Ensuring High Quality Design and Place Shaping
 - Core Policy 58: Ensuring the Conservation of the Historic Environment
 - Core Policy 60: Sustainable Transport
 - Core Policy 61: Transport & Development
 - Core Policy 62: Development Impacts on the Transport Network
 - Core Policy 64: Demand Management
 - Core Policy 67: Flood Risk
- **Neighbourhood Plans**
 - Marlborough Area Neighbourhood Plan 2021-2036
- **Emerging Policy – Wiltshire Local Plan Review:**
 - The Council’s draft Local Plan (Regulation 19 stage, 2023) is a material consideration but carries limited weight at this stage.

Planning History

Pre-application enquires:

- ENQ/2025/01125 – Erection of new dwelling
- ENQ/2024/01362 – Erection of new dwelling

There have been planning applications in the immediate surrounding area. The details are outlined below:

- PL/2022/09555 and PL/2022/09660 - Conversion of outbuildings to the rear of 134-135 High Street (withdrawn)
- PL/2023/04931 and PL/2023/05295 - Conversion of outbuildings to the rear of 134-135 High Street (Resubmission of PL/2022/09660) – approved;
- PL/2023/10821 - Form new opening and timber gate, remove abutting wall to Grade II listed wall – allowed conditionally
- PL/2024/01992 and PL/2024/01980 - Conversion of outbuildings to the rear of 134-135 High Street – approved;
- PL/2024/11111 - Conversion of outbuildings to the rear of 134-135 High Street (amendment to PL/2024/01980) (part retrospective)– approved;

Relevant planning history adjoining site:

- K/46361 - Erection of a dwelling - alternative scheme to that approved under K/45456 – approved;
- K/43291 - Removal of existing workshops and stores. Erect a small dwelling, part two storey – approved;
- K/45456 - Removal of existing workshop and stores. Erection of new dwelling (Amended proposals to those granted permission under reference K/43291) – approved;
- K/14249 - Extension of building to provide a one bedroom residence and restoration of existing building – approved;
- K/14250 - Extension of building to provide a one bedroom residence and restoration of existing building – approved;
- K/84/0767 - Change of use from empty studio/workshop to dwelling – approved;
- K/42314 - The conversion of old printworks building into two flats and associated amenity space – approved.

Heritage Context

Assessment of Significance

Four Candles House retains the form and fabric that are characteristic of the 18th to 19th century small-scale industrial developments that emerged to the rear of the High Street. In particular: the linear-plan arrangement; the brick and tile materiality; the stepped gabled roof profile; and the irregular arrangement of windows and doorways.

The Grade II listed walls are of brick with soldier course, mostly with a battered base and 'broached' wall buttresses.

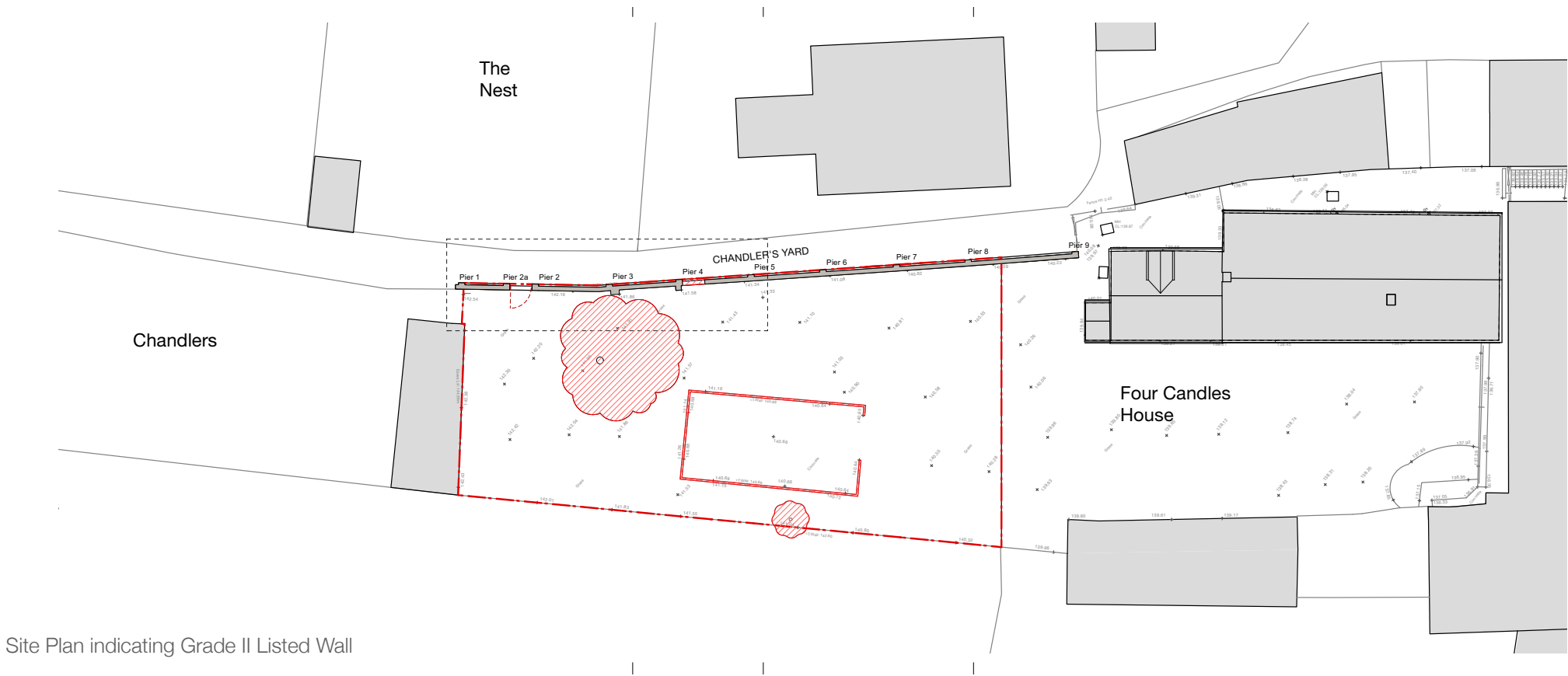
These are a good example of back yard development on burgage strips and form a picturesque setting for a much frequented footpath.

Assessment of Impacts

The proposals are for a new dwelling and associated works to the rear of Four Candles House. The proposals include forming a new opening and timber gate to the Grade II Listed boundary wall and block up the existing opening to match the existing boundary wall.

As such, the proposed development will require a small degree of demolition of the original fabric. The design has been developed with respect and recognition of the heritage interest taking a minimalist approach to intervention, preserving and renewing the traditional features where present, and delivering new build elements of aesthetic complimentary to the existing buildings. A minor degree of demolition is required to facilitate the change, however, the core characteristics and form of the units will be unchanged.

As such, the proposals are considered to represent an enhancement to the setting and the overall character and appearance of the Conservation Area.



Site Plan indicating Grade II Listed Wall



View adjacent to Pier 2



View adjacent to Pier 5



View adjacent to Pier 1



High level view

Design and Impact on Character and Appearance of the Area

Policy CP57 of the WCS seeks to ensure that all development proposals are of a high standard of design that responds positively to the local context and contributes to a sense of place. This includes consideration of layout, form, materials, scale, and relationship to the surroundings.

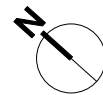
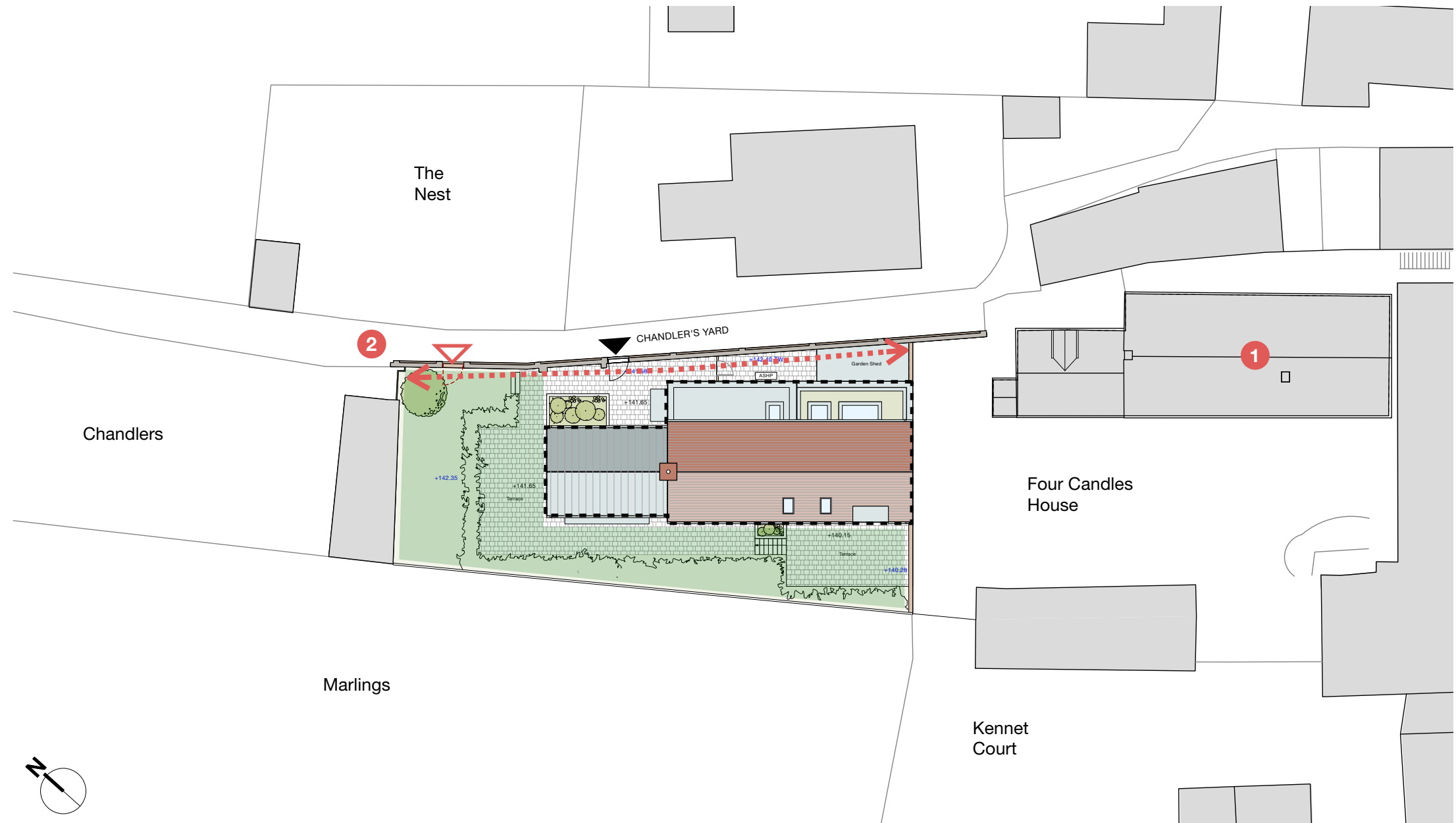
Layout

The proposal is for a new dwelling to the north of the existing Four Candles House.

The main character of the area is derived from the linear development from the burgage plots perpendicular to the High Street. The linear form of the house respects the burgage plot arrangement and reinforces this historic character of the area.

The position of the building is located in the south-eastern corner of the site, set back from the existing Grade II Listed Wall to allow for existing utilities running along the boundary and retains the garden to the north in a similar manner to Four Candles House and the previous planning approval for two dwellings (Ref. PL/2023/04931).

Access to the site is proposed via a new gateway in the Grade II Listed wall, requiring separate Listed Building Consent.



Site Plan Access Diagram

Key

- 1 Four Candles House
- 2 Existing Grade II Listed Wall
- > Existing Utilities
- △ Existing Access
- ▼ Proposed Access

Scale & Height

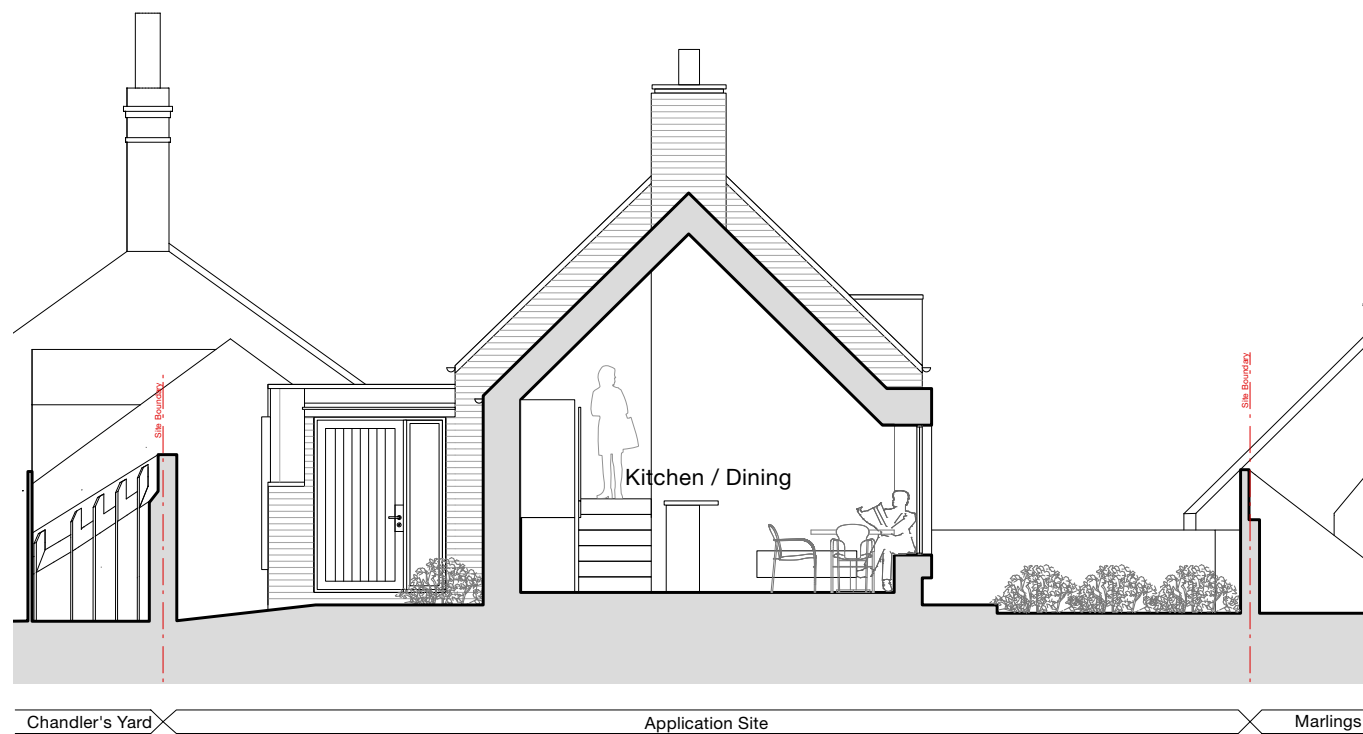
Following the pre-application advice received (under reference ENQ/2025/01125) the proposal was further developed to maximise the potential of the site, using the sloping topography, while minimising the impact on the local context.

The proposals largely retain the scale and simplicity of the design developed at pre-application stage consisting of a simple linear form. The ground floor has been split and pushed into the ground while maintaining the ridge height to introduce a split level within the overall massing.

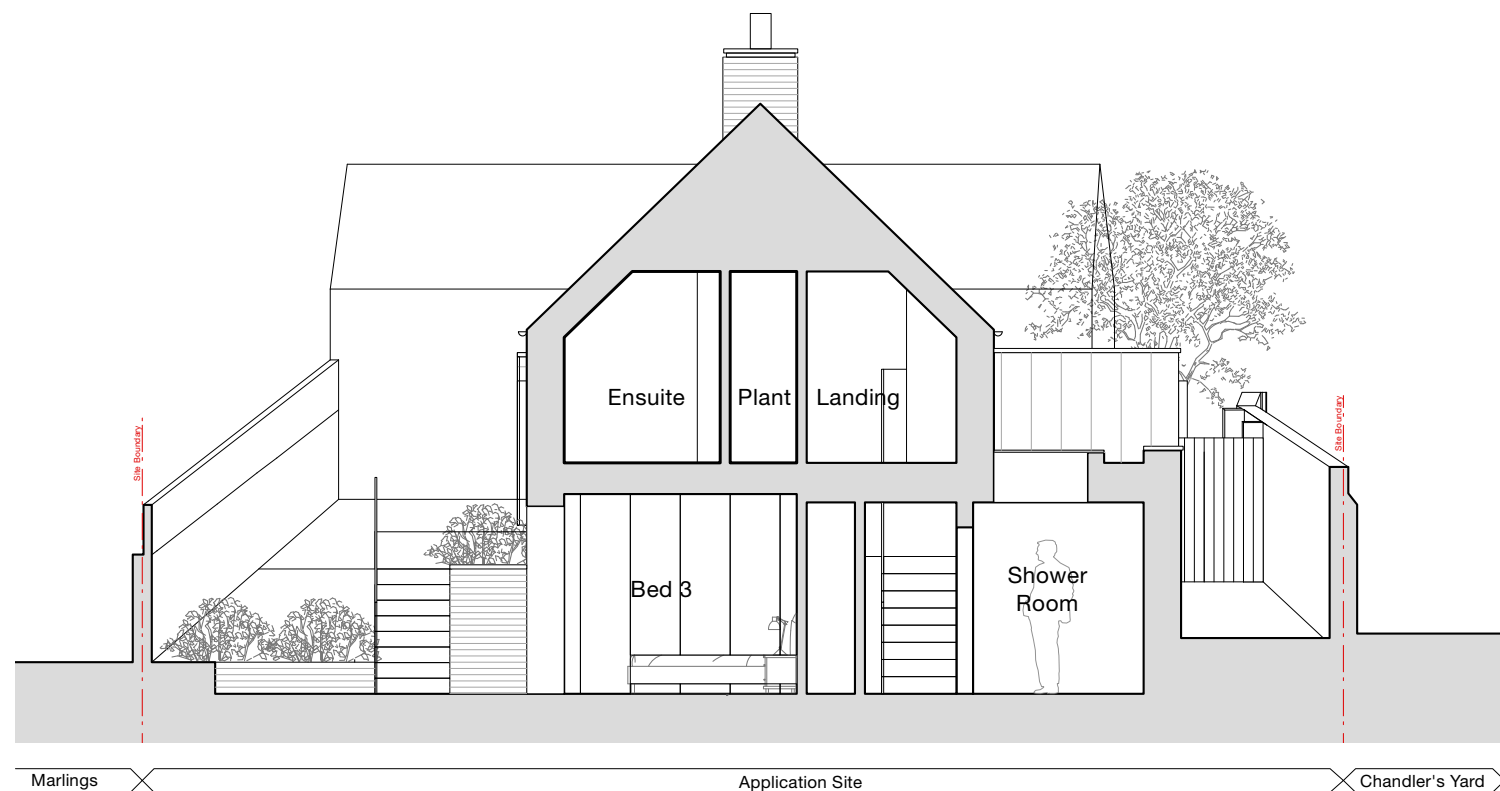
The building has been pushed further west to include a single storey rear extension and accommodate below ground utility services.

To the north, a small section of the building is set back from the main build line with a lower ridge height to reduce the massing and provide a subservient appearance, complementing the massing of the adjacent property at Four Candles House.

The development would be visible from the adjoining footpath, Chandlers Yard, however this is predominantly limited to the roofscape as a result of careful design consideration and due to the relatively tall Grade II Listed brick wall on the site boundary.

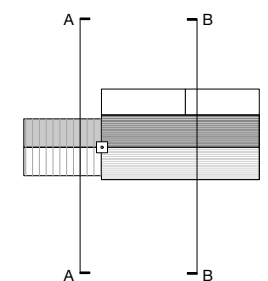


Proposed West Elevation



Proposed East Elevation

Key Plan



Appearance

Further to the character analysis previously carried out, the proposals draw on the architectural language of the surrounding buildings to provide a minimalist approach with a clear hierarchy and ordered arrangement.

The building takes a simple linear form with a prominent gable end that has been designed with a set back and reduced ridge height to appear secondary to the main built form. The proposed windows have been carefully considered in relation to their internal position while providing an ordered facade arrangement.

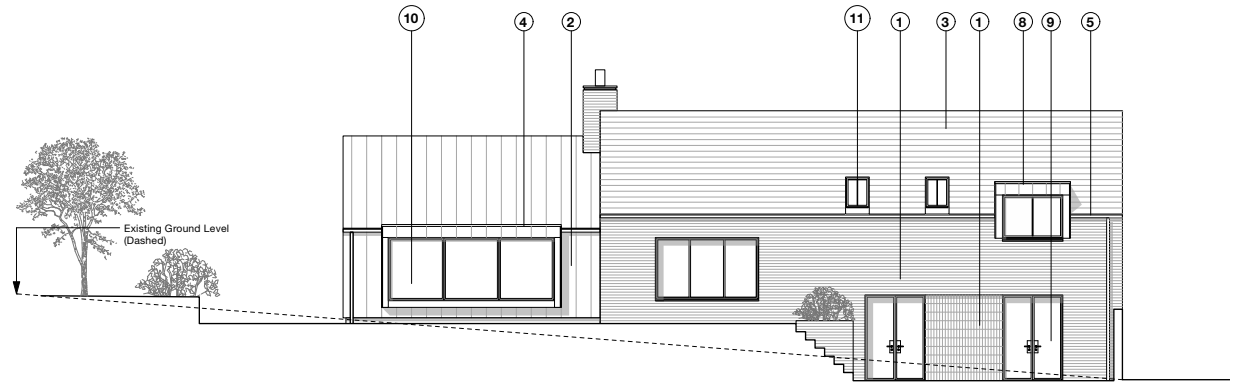
Materials

The proposed material palette has been selected with respect for the heritage significance of the existing buildings to include a simple set of robust materials.

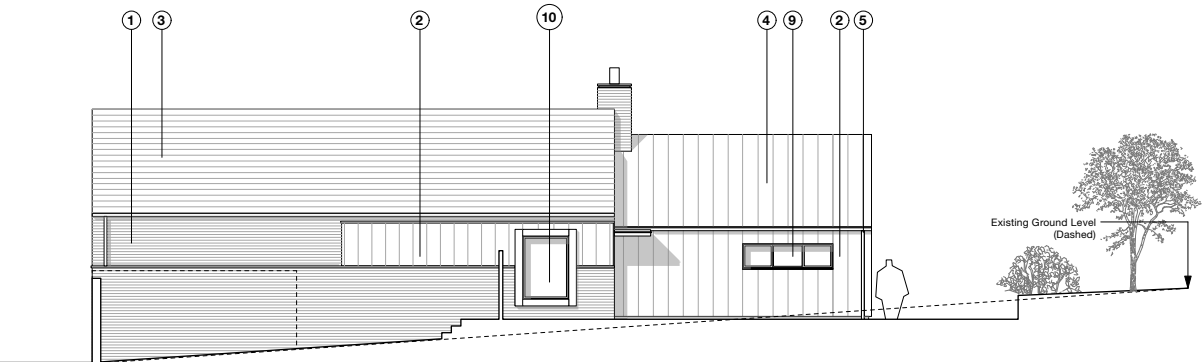
The primary material proposed includes a red brick, complementing the traditional brickwork of the existing Four Candles House.

The proposed roof material is clay tile roofs, a dominant characteristics of the local area, making a positive contribution to the local context.

The material selection of standing seam zinc cladding reflects the character of contemporary dwellings in the Marlborough Conservation Area. The building detailing throughout is contemporary but utilising traditional details.



Proposed West Elevation

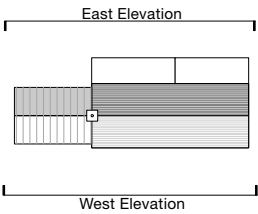


Proposed East Elevation

Material Key

1. Clay Facing Brickwork with Lime Mortar
2. Zinc Standing Seam Cladding
3. Clay Roof Tiles
4. Zinc Standing Seam Roof
5. Zinc Rainwater Goods
6. Timber Door with Sidelight
7. Zinc Entrance Canopy
8. Zinc Dormer Windows
9. Powder Coated Metal Windows & Doors (Grey)
10. Zinc Oriel Window
11. Conservation Rooflight

Key Plan



Impact on Heritage Assets

Policy CP58 of the WCS states development should protect, conserve and, where possible, enhance the historic environment, including the character and setting of heritage assets.

The heritage assets to be considered in relation to the proposed development within their settings are:

- 134-135 High Street is a Grade II Listed Building.
- The rear buildings, including Four Candles House, are early 19th century brick buildings most recently used as storage for the retail premises fronting the High Street.
- Listed buildings include the host building serving as a setting for a Grade II Listed Building; The Merchant's House, a neighbouring Grade II* Listed building and, to the side of the site, along Chandlers Yard, the boundary wall is Grade II Listed.
- The application site sits immediately outside the Marlborough Conservation Area.

The main character of the area is derived from the linear development from the burgrave plots perpendicular to the High Street. The proposal reflects the plot arrangement with a contemporary linear building that steps down the burgrave plot. The building form reflects the transition of the character of the site from urban to suburban. The proposed materials include brick and clay tile, reflecting the prevailing materials in the area while the introduction of zinc reflects the direction of expansion and more contemporary homes in the Marlborough Conservation Area.

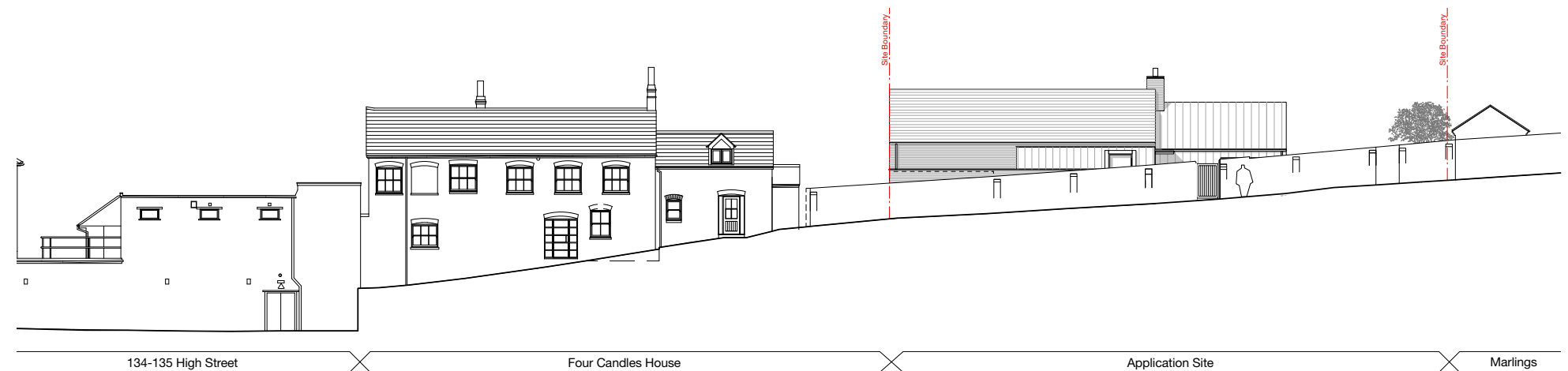
Wiltshire Council's Conservation department was consulted at pre-application stage and responded with no objections, stating that the impact of the proposals on heritage impacts would be considered neutral. Since the pre-application stage, the proposals largely retain the scale and simplicity of the design, maximising the potential of the site.



Key

- 1 Four Candles House
- 2 134-135 High Street
- 3 The Merchant's House
- Conservation Area
- Grade II Listed Wall

Proposed Street Elevation



Proposed Street Elevation

Residential Amenity

Policy CP57 includes a requirement that development should ensure a high standard of amenity for existing and future occupants, including safeguarding privacy, outlook, natural light, and protection from noise, disturbance, and overbearing effects.

The proposed dwelling is sited away from the site boundaries and neighbouring properties to mitigate overshadowing and overlooking.

The proposed siting of the building has been moved further west to mitigate the impact on the property opposite Chandlers Yard, ‘The Nest’. Proposed windows on the east elevation are limited to a window seat in the entrance hall and a slot window in the kitchen. Although a single storey element is included along the eastern boundary, this is limited to non-habitable rooms. Based on this, and due to the height of the existing listed boundary wall and the increased setback to the kitchen, intermittent views east would be minimised.

The building is also set back from the western boundary and the proposed openings would face toward the rear garden of the Marlings; the boundary treatment separating the two properties is also relatively tall.

The glazed openings on the north elevation face onto a blank wall of an ancillary building so this would not pose any concerns regarding overlooking. No windows are proposed on the south elevation to avoid overlooking onto the amenity of the existing Four Candles House.



Site Plan Diagram

Key

- 1 Four Candles House
- 2 The Nest
- 3 Marlings
- 4 Chandlers
- 5 Dwelling sited away from boundaries
- Dwelling moved further west

Highway Safety & Parking

Policies CP60 to CP64 set the transport and accessibility framework for development in Wiltshire. Proposals must provide safe and suitable access for all users and should not have a severe impact on the transport network.

The existing site access is from Chandlers Yard consisting of pedestrian access and is a public right of way (PROW) (MARL11). Vehicular access and car parking will not be provided due to the backland site location.

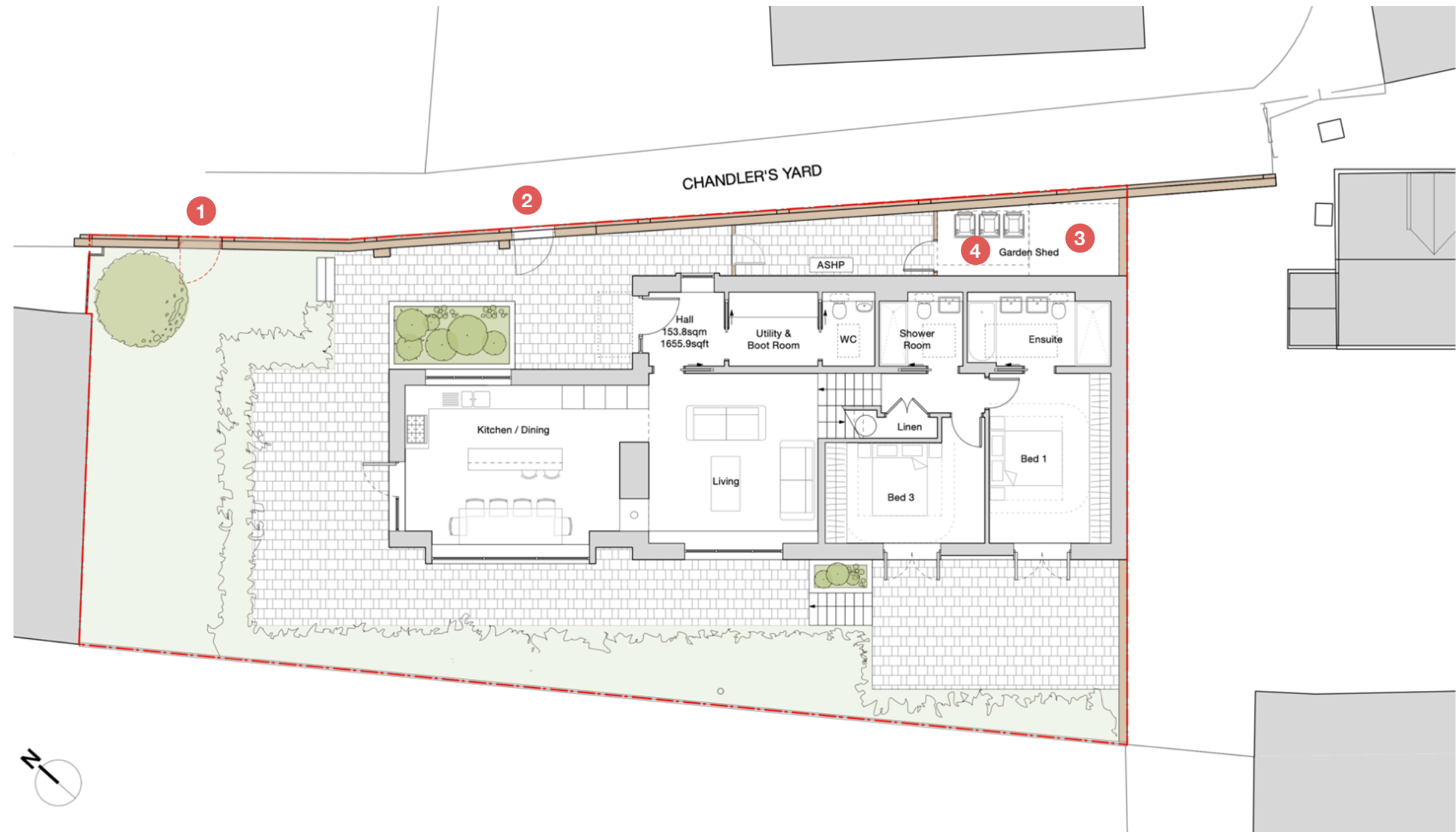
Wiltshire Council's Highways Department was consulted at pre-application stage and responded with the following:

"The location is one which has limited off street parking opportunities and on that basis I am willing to consider a residential unit without any allocated parking (...)"

Secure storage space for 3 bicycles including 1 covered space per bedroom for up to 3 bedroom dwellings and 1 visitor space is provided within the garden shed. The proposed area has been sized in accordance with the Code for Sustainable Homes, viewed as best practice, whereby the size for four cycles is 2m long x 2.5m wide. This exceeds the prescribed space in accordance with Wiltshire Local Transport Plan (1.9m x 1.8m x 1.2m for 4 no. bikes).

Refuse storage incorporating sufficient space for refuse and recycling waste is also proposed within the garden shed along the eastern boundary.

A Construction Management Statement is intended to be submitted prior to commencement of works.



Ground Floor Plan

Key

- 1 Existing Access from PROW
- 2 Proposed Access from PROW
- 3 Cycle Storage
- 4 Bin Storage



Ecology

Policy CP50 seeks to conserve and enhance biodiversity across Wiltshire. Development should avoid harm to protected species and habitats and provide net gains in biodiversity wherever possible. The Council has a statutory duty under the Environment Act 2021 to secure 10% measurable biodiversity net gain (BNG).

Protected Habitats and Species

A preliminary ecological appraisal was undertaken by Eco 360. The main purpose of this assessment was to identify the broad habitats (as stated in the JNCC Phase 1 Handbook) and the flora species present within the survey area, with any evidence of protected species usage and/or features of potential ecological interest also included.

Surrounding priority habitats of interest are The Stonebridge Wild River Reserve approximately 500m East, River Kennet (SSSI) 350m South and approximately 1km south-east is the boundary of Savernake Forest (SSSI).

Recommendations

No habitats of conservation value will be impacted by the works planned and so no further action is necessary. Due to the lack of potential roost features, no further species survey effort is necessary.

Site enhancements

For the proposed development works, the following site enhancement measures could be incorporated into the site post-development. These measures are optional but are bespoke to the site surveyed for the enhancement of biodiversity

Eco bat boxes could be installed around the building, within the landscape with opportunity to include a bat box in the proposed tree as an enhancement feature. This would promote suitable roosting opportunities for crevice dwelling bat species within the local area.

The existing site possesses limited nesting opportunity for local bird species. Bird boxes could be installed around the building to help secure stable nesting opportunity for bird populations within the local environment.

Introducing native wildflower/ shrub patches to parts of the new site where possible, would promote a positive habitat within the area.

In conjunction with the wildflower planting to preserve invertebrate habitat, it is recommended that one Bumblebee Box is incorporated into the scheme. This will enhance the site for the local invertebrate populations, which will thus attract species further up in the trophic level.

Biodiversity Net Gain

The development is exempt from a 10% BNG as it qualifies as a self-build project for the following reasons:

- It consists of no more than 9 dwellings
- The site has an area no larger than 0.5 hectares
- The development consists exclusively of a dwelling that meets the definition of self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. [The applicants have commissioned Milton Architects to design a bespoke home for themselves. They have made key design and layout decisions and will employ a building contractor to build the home ready for their occupation.]

Notwithstanding, the following biodiversity enhancements are proposed:

- A biodiverse green roof on the single storey element of the house.
- New tree planting, hedging and species rich planting is to be incorporated within the proposed garden and along the boundaries

Sustainability

The proposals will achieve a high standard of environmental sustainability with the following measures:

- A fabric first approach to construction will ensure minimal energy input requirements and minimal maintenance. The new dwelling will greatly improve on the existing building fabric performance and will exceed the current building regulations for energy performance.
- The proposed dwelling has been positioned and orientated to maximise the aspect to provide optimal levels of natural sunlight and ventilation.
- The large glazed windows facing west have been designed to minimise overheating with deep soffits and solar shading.
- Materials have been selected to be naturally durable and long lasting to avoid the need for premature replacement or continual maintenance.
- Roof integrated solar photovoltaic panels to be incorporated into the scheme where deemed appropriate.
- It is proposed to use an air-source heat pump as the primary heating source for hot water and comfort heating.
- Ventilation will be designed to maintain healthy levels of background ventilation.
- Water efficiency standards are achievable through regulating taps and showers.
- Bicycle storage is provided in the new garden shed to support sustainable transport methods.
- Space for the collection of waste and recycling materials has also been incorporated into the site layout.



Flood Risk and Drainage

The Wiltshire Council Strategic Flood Risk Assessment, SFRA Data Explorer, has indicated that the site is located within Flood Zone 1 and there is a low level of risk from fluvial flooding.

On this basis, it was suggested at pre-application stage that a flood risk assessment would not likely be required, however, due to the additional built form, details of surface water runoff would be necessary.

The proposed sewer drainage design is to connect to the Mains Sewer.

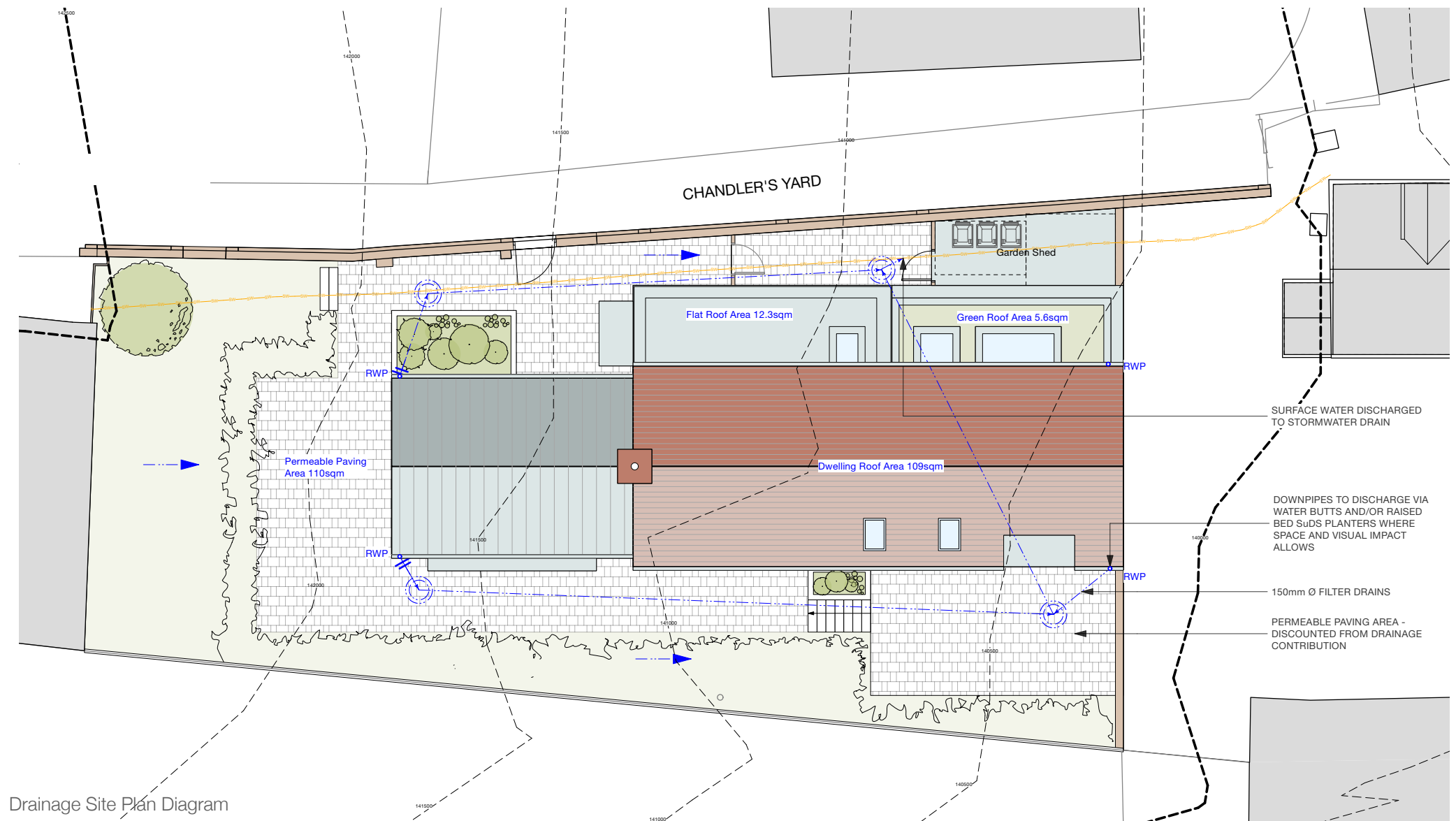
Due to the site constraints, surface water generated by the site is proposed to be discharged via the stormwater drain adjacent to the eastern boundary.

Amenity and biodiversity benefits are to be provided through the proposed SuDS systems which include a green roof and permeable materials, such as gravel.

Environmental Considerations (Noise, Air Quality, Contaminated Land, etc.)

Policy CP55 and 56 of the Wiltshire Core Strategy seeks to ensure that development does not result in unacceptable impacts on human health, amenity or environmental quality, aligning with national guidance in the NPPF.

Due to the site only being accessible via foot, there would be no vehicular movements associated with the proposed development.



Drainage Site Plan Diagram

Key

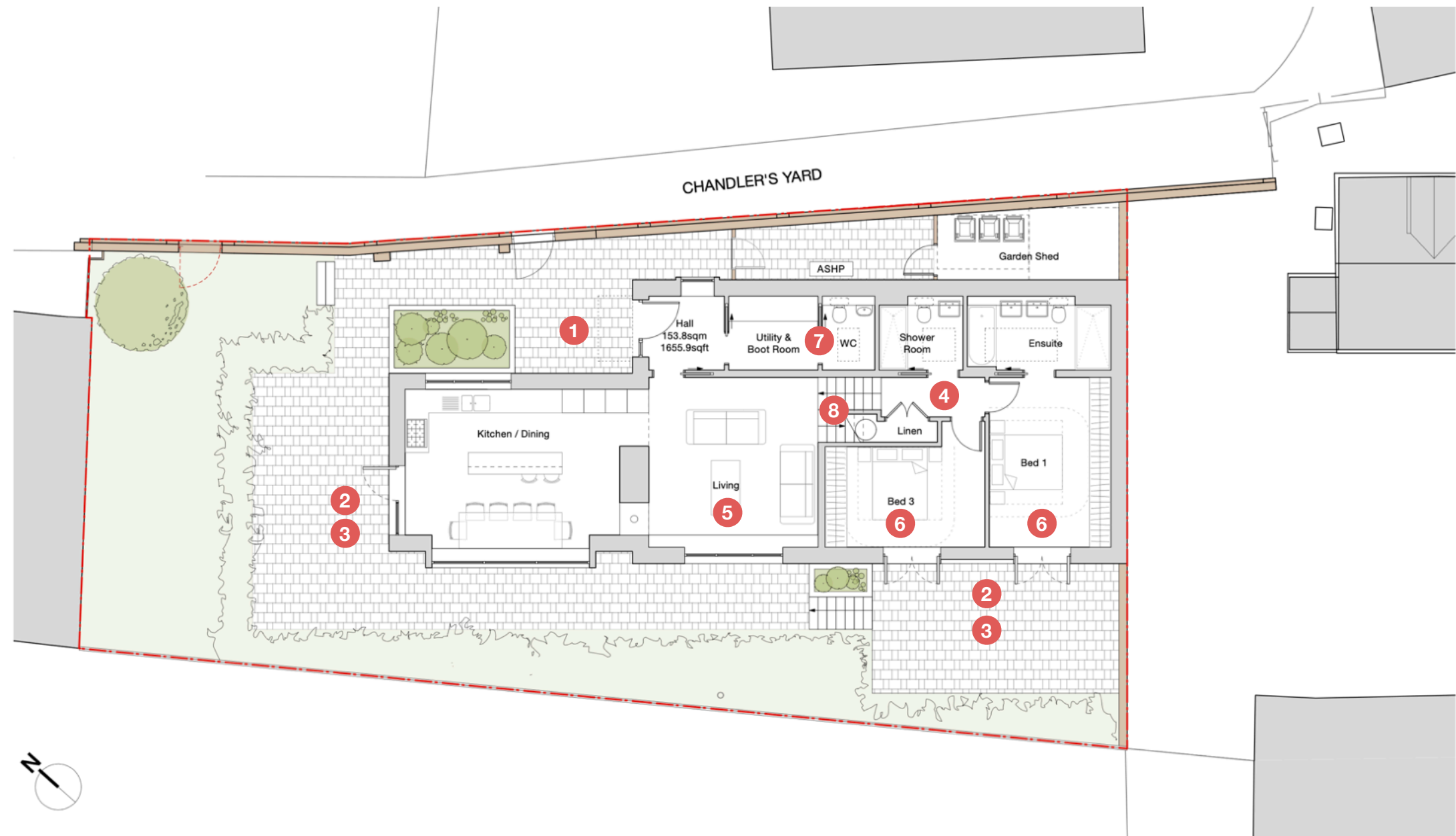
- SW — Stormwater
- - - Proposed Filter Drains
- RWP Rainwater Pipes (RWP)
- ➡ Assumed Exceedance Flow
- ⌵ Rodding Eye
- ⊙ Inspection Chamber



The proposals have been designed to be accessible and adaptable featuring step-free access, wider doors and corridors, entrance level WC and provisions for future lift/grab rails.

The Wiltshire Design Guide states all new homes are encouraged to meet Building Regulations Part M4(2) standards. Compliance with Building Regulations Part M can be demonstrated as follows:

- 1** Level access route to the principal entrance with a 900mm wide approach and ramp with gradient between 1:12 and 1:20. Potential for level access to suitable alternative entrance. Canopy at alternative entrance.
- 2** All external doors have a clear opening width of 850mm with a 300mm nib and level threshold
- 3** Level threshold access to outdoor private spaces
- 4** Minimum nib of 300mm to the leading edge of doors
- 5** Living area included on entrance storey with principal window no more than 850mm above floor level.
- 6** All bedrooms include a 750mm clear zone and access route to window as required.
- 7** WC within entrance storey with capacity for a level access shower.
- 8** Stair design allows for a stairlift to be fitted to provide adaptation for accessible access.



Site Plan Access Diagram



Conclusion

Paragraph 135 of the NPPF 2024 states:

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users;

The site is currently associated with the property Four Candles House and the Applicant would now like to develop a purpose-built home that delivers a high-quality bespoke design in response to the site and its context and the client's changing needs. The proposed dwelling has been carefully designed to respect the neighbouring properties with a high quality design to reflect the heritage assets. This will satisfy the criteria of paragraph 135. Specifically:

- The house will function well as a private family home for the short and long term.
- The design is of high architectural quality, specifically tailored for this site to provide enhanced living accommodation with strong connectivity to the garden.
- The proposed massing and scale maintains the (ridge) height developed at pre-application stage while using the topographical contours of the site to maximise living accommodation.
- The design takes inspiration from the locality through the use of local features and materials. The simple rectangular form naturally follows the burgage plot arrangement and mimics the footprint of the Four Candles House. The primary material proposed includes a red brick, complementing the traditional brickwork of the existing Four Candles House. The proposed roof material is clay tile roofs, a dominant characteristics of the local area, making a positive contribution to the local context.
- The proposals maximise the use of the site in terms of layout and aspect while addressing the street scene and providing natural surveillance and still respecting of neighbours' amenity. The proposed dwelling will create a highly energy efficient home suitable for 21st century living that will raise the standard of design locally and add to the general quality of the area.

We therefore respectfully suggest that these proposals are in accordance with national and local planning policies and should be granted planning consent.



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