



DESIGN AND ACCESS STATEMENT

Former Nursery Site, Leigh Park Road, Bradford on Avon
April 2026



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INTRODUCTION

Description

Approval of reserved matters for erection of 1 No. custom-build dwelling and associated access works. (layout, scale, landscaping and appearance).

This Design and Access Statement has been prepared in support of a Reserved Matters application for the erection of a single custom-build dwelling at Former Nursery, Northleigh, Bradford on Avon.

Outline planning permission (ref: PL/2024/11561) established the principle of development, including access and layout. This submission seeks approval of the remaining reserved matters:

- Layout
- Scale
- Appearance
- Landscaping

A comprehensive Design and Access Statement accompanied the outline

application and should be read alongside this document. This statement focuses on the detailed design and how the proposals respond to the site and its context.

The layout has been refined from that shown at outline stage to respond more effectively to the site, while remaining consistent with the established development parameters and approved access arrangement.



Garden view of new dwelling

DESIGN EVOLUTION

A Revised Approach

Since the outline stage, the scheme has evolved from a two-storey dwelling into a single-storey building expressed as a series of articulated volumes.

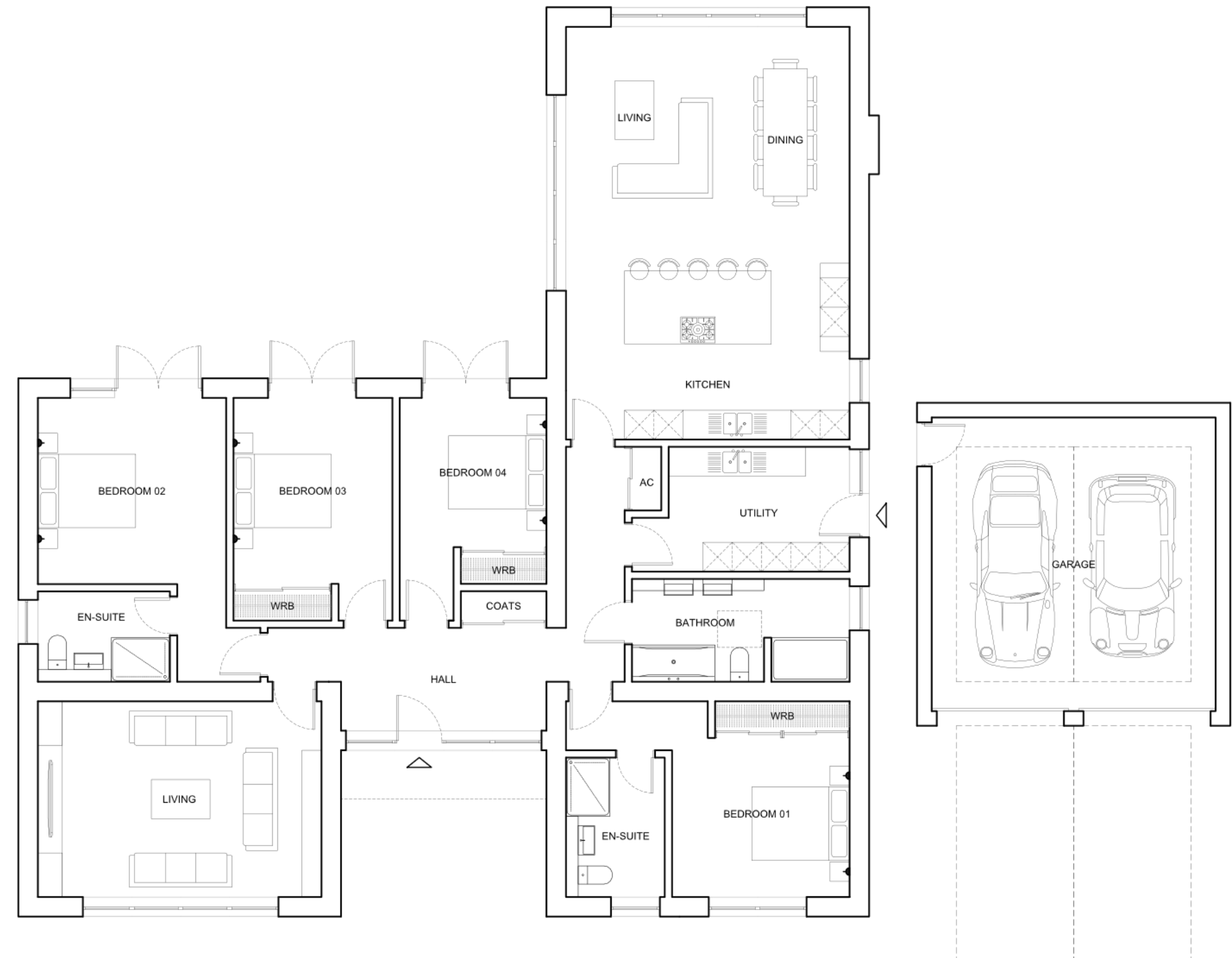
This change represents a deliberate design response to the site and its context, rather than a simple reduction in height.

The revised approach allows the dwelling to:

- Sit lower within the landscape, reducing its visual impact
- Extend laterally across the plot, strengthening its relationship with the site boundaries
- Break down the overall mass into smaller elements, reflecting the informal character of nearby buildings and rural groupings
- Enhance the relationship between internal spaces and the garden, improving the quality of accommodation

Whilst the footprint is increased compared to a two-storey form, the overall massing is reduced. This results in a building that reads as a series of smaller elements and sits more comfortably within both immediate and wider views.

The resulting form is more grounded, better integrated and more consistent with the character of Northleigh.



Proposed floor plans

SITE & CONTEXT

Rural Edge Location

The site occupies a transitional position at the edge of the settlement, where built form gives way to open countryside. This edge is defined by a combination of residential plots, vegetation, and informal boundaries, creating a soft and varied interface rather than a clearly defined urban edge.

The surrounding area is characterised by detached dwellings set within generous plots, with a loose and informal arrangement that reflects the semi-rural context. Built form is typically fragmented rather than continuous, sitting comfortably within landscaped settings.

The site is well contained by existing vegetation and surrounding built form, limiting wider visibility and providing a strong sense of enclosure. As a result, a single dwelling can be accommodated without appearing prominent within the landscape or disrupting the wider rural character.

The proposed development responds directly to these characteristics, adopting a low-scale, articulated form that reinforces the established pattern of development and maintains a strong relationship with the surrounding landscape.



Proposed site layout

SITE PHOTOS



View of southern boundary and adjacent dwellings



View of existing access gate



View of hedge along southern boundary



View of eastern boundary



View south from site access



View north from site access

CONTEXT PHOTOS



Site Layout Strategy



LAYOUT

Site Arrangement

The layout follows the parameters established at outline stage and retains the approved access arrangement.

The dwelling is positioned to align with the established pattern of development, maintaining an appropriate relationship with neighbouring properties and the road, while sitting comfortably within the centre of the plot.

The plan form is organised to create a clear hierarchy of spaces:

- A defined arrival point aligned with the access

- A central entrance and circulation spine
- Private garden areas to the north-east
- Living spaces oriented towards light, views and external connections

The arrangement balances privacy, outlook and functionality, while maintaining a legible and well-ordered site composition.

The layout has been refined from that shown at outline stage to respond more effectively to the site, while remaining consistent with the approved development parameters.

SCALE

Dwelling Scales

The scale of the dwelling is deliberately restrained, reflecting the modest proportions of surrounding buildings. The ridge height sits comfortably below and in line with neighbouring built form, ensuring the development does not appear visually dominant within the street scene or wider landscape.

The articulated form breaks the mass into a series of smaller elements, reducing the perceived scale of the building and responding to the informal grain of development in the area. This approach reflects the varied roofscape of the surrounding context, where buildings are typically expressed as a collection of domestic scale forms.

The increased footprint is balanced by a reduction in height, resulting in a lower overall visual impact.

Provision is made for electric vehicle charging within the site. The proposed double garage and driveway arrangement allow for the installation of dedicated EV charging points, supporting the transition to low-emission transport and aligning with current sustainability objectives.

Secure and convenient cycle storage is provided within the site, with space available within the garage for the storage of bicycles. This provides covered, secure and easily accessible storage for occupants, encouraging sustainable modes of transport.

Provision is made for the storage of refuse and recycling within the rear garden. A dedicated bin storage area is located adjacent to the side door, allowing bins to be stored discreetly and presented at the roadside for collection.

A direct and level route is provided between the dwelling, bin store and collection point, ensuring ease of movement and compliance with typical collection requirements.



Proposed elevations

APPEARANCE

Material Language

The architectural language is informed by the local vernacular, interpreted in a contemporary manner.

Materials have been selected to reflect the textures and tones of the surrounding area:

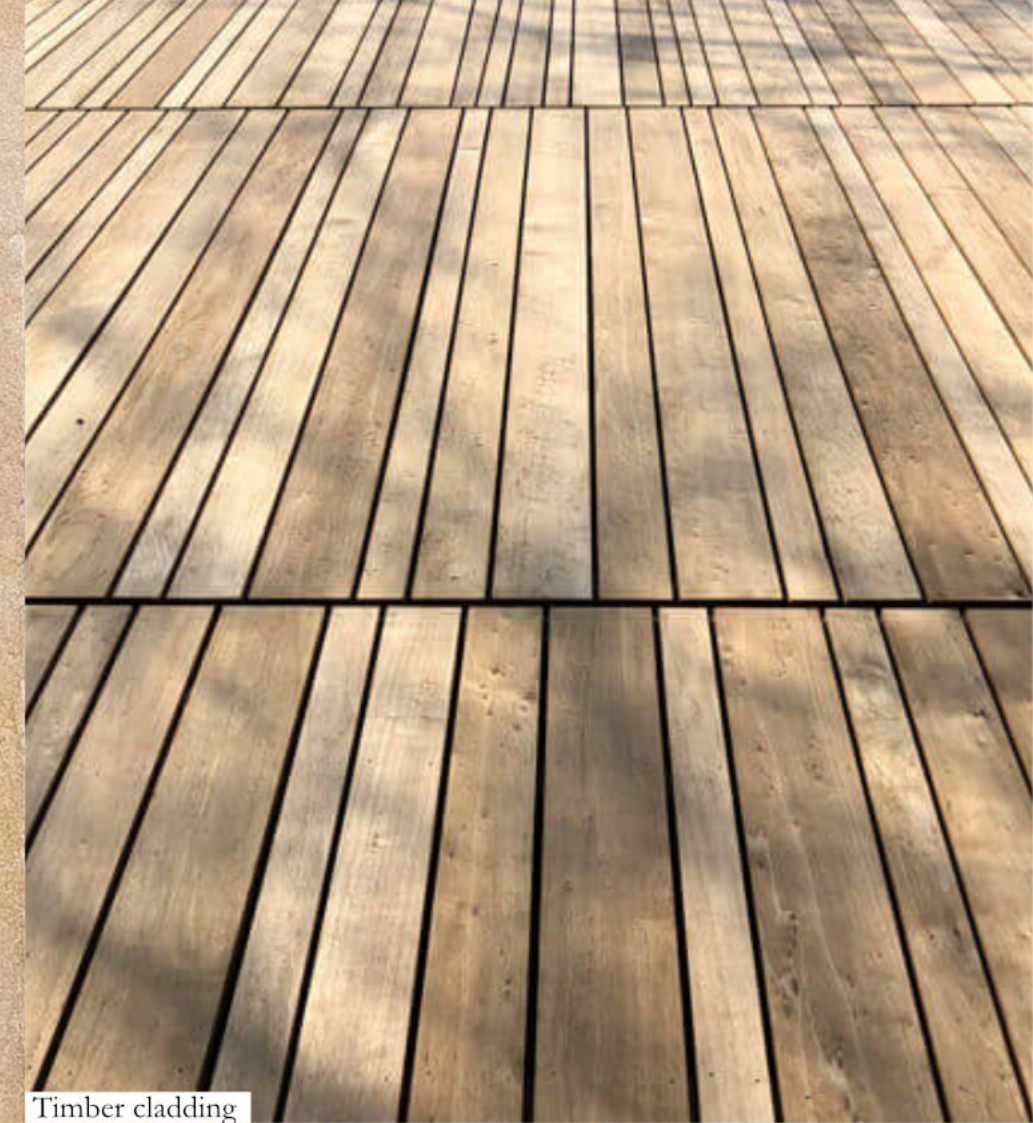
- Rubble stone provides the primary mass, grounding the building within its context
- Ashlar detailing is used selectively to articulate key elements, particularly to principal gables
- Timber cladding introduces contrast and lightness, helping to break down the overall mass
- Dark roof tiles reduce visual prominence within the landscape

Openings are carefully proportioned and simply detailed, creating a calm and cohesive composition.

The overall approach avoids pastiche, instead offering a considered contemporary response to local character.



Ashlar stone



Timber cladding



Roof tiles



Rubble stone

LANDSCAPING AND ACCESS

Landscaping

The landscape strategy, prepared by Clive Warwick Landscaping, is integral to the overall design approach. The landscape strategy seeks to reinforce the site's rural edge character, with a focus on native and naturalistic planting that integrates the development into its surroundings.

Boundary treatments will remain soft and informal, using a combination of hedging and planting to maintain a green edge and avoid the introduction of suburbanising features.

The proposed planting will help to soften the built form, enhance biodiversity, and ensure the development sits comfortably within the wider landscape.

Rather than being applied as an afterthought, landscaping is used to embed the building within its setting.

Key principles include:

- Retention and reinforcement of existing boundary hedgerows

- Introduction of native planting to strengthen site boundaries and enhance biodiversity
- Creation of a soft, informal landscape setting around the dwelling
- Use of permeable and rural-appropriate materials, including gravel, for the front parking areas

The aim is to create a layered landscape setting in which built form and planting work together to create a cohesive and integrated environment.

Access

Access arrangements remain as approved at outline stage.

The development is served by the established access from the B3105, with a clear and legible arrival sequence leading to the dwelling and garage.

The relationship between arrival, entrance and internal organisation has been carefully considered to provide a coherent and intuitive layout.



View of rear of dwelling

CONCLUSIONS

Planning Policy Context

The proposed development accords with the relevant policies of the Wiltshire Core Strategy, in particular:

- Core Policy 1 (Settlement Strategy), which supports development within sustainable locations
- Core Policy 57 (Ensuring High Quality Design and Place Shaping), which requires development to respond positively to local character, distinctiveness and landscape setting
- Core Policy 58 (Ensuring the Conservation of the Historic Environment), where relevant, through a sensitive response to the character of the area

The scheme has been carefully developed to reflect the site's context, with particular regard to scale, form, materials and landscape integration. The proposals deliver a high-quality, contextually appropriate design that aligns with the objectives of the development plan.

Conclusion

In summary, the proposed development represents a considered and appropriate response to the site and its context:

- Responds sensitively to its rural edge setting through a low-scale, articulated form that reflects the surrounding pattern and grain of development
- Integrates successfully within the landscape, with planting and boundary treatments that soften its presence and reinforce the site's relationship with the countryside
- Delivers a high-quality, well-resolved design that accords with relevant planning policy and will contribute positively to the character of the area



View of front of dwelling