



DESIGN AND ACCESS STATEMENT

Residential Development of 7 Dwellings
Land Associated with the Former Kings Arms Public House
Wyke Road / Hammond Way, Hilperton Marsh, Wiltshire



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INTRODUCTION

This Design and Access Statement has been prepared by TEA Architects Ltd in support of a full planning application for the redevelopment of land associated with the former Kings Arms Public House, Hilperton Marsh, Wiltshire.

The application site comprises the former public house car park and associated areas of hardstanding and landscaping. The site represents previously developed land within an established residential area and provides an opportunity to deliver new housing in a sustainable location whilst responding positively to the site's physical characteristics, surrounding context and environmental constraints.

The proposals have evolved through a collaborative design process involving

specialist consultants in relation to heritage, transport, ecology, arboriculture and drainage. Their input has informed the final layout and ensured that the development responds appropriately to the opportunities and constraints presented by the site.

This statement explains the design principles that have informed the development and demonstrates how the proposal responds positively to its surroundings.

The proposal will deliver seven high-quality dwellings on a previously developed site within the settlement boundary, whilst preserving the setting of the Grade II listed King's Arms Public House and delivering significant landscape and biodiversity enhancements.



View of site entrance and plot 7

SITE CONTEXT

Site Location

The application site is located within Hilperton Marsh on the northern edge of Trowbridge and occupies land associated with the former Kings Arms Public House.

It should be noted that the Kings Arms pub is in separate ownership.

The site is bounded by Marsh Road to the north, Hammond Way to the south and east, existing residential development to the west and the Grade II listed Kings Arms Public House to the east.

The site is currently characterised by areas of hardstanding associated with the former public house car park together with peripheral areas of landscaping and mature vegetation.

The site benefits from an established position within the settlement and enjoys good access to local facilities, public transport services, pedestrian links and the wider highway network.

The site is located within the settlement boundary of Hilperton Marsh and represents previously developed land.

Surrounding Character

The surrounding area comprises a varied mixture of historic buildings, traditional residential properties and more modern housing developments.

Development in the immediate vicinity includes detached, semi-detached and terraced dwellings of varying ages, styles and materials. This variety contributes positively to the character of Hilperton Marsh and creates a visually diverse built environment.

The Grade II listed Kings Arms Public House occupies a prominent position at the junction of Marsh Road and Hammond Way and forms an important local landmark. The building contributes positively to the historic character of the area and remains a visually significant element within the local streetscape.

To the west of the site are established residential properties with mature gardens and boundary planting. To the north and east, development becomes more dispersed and is interspersed with areas of open space and vegetation.

The site therefore occupies a transitional location where historic and contemporary forms of development coexist, creating a varied and distinctive local character.



Aerial Photo - The Site

EXISTING SITE

The application site currently comprises the former public house car park together with associated hardstanding and landscaped areas.

Whilst historically associated with the Kings Arms Public House, the site no longer fulfils an active function and represents an opportunity to bring previously developed land back into productive use.

The site contains several mature trees, areas of grassland and boundary vegetation that contribute positively to local character and biodiversity. Existing drainage infrastructure and utility apparatus are also present within the site.

It should be noted that the Kings Arms pub is in seperate ownership.



View of western boundary



View of site entrance



View of western boundary



View of Marsh Road property



View looking south from site entrance



View looking south towards site entrance



View towards roundabout north of the site

THE KINGS ARMS PUB

The Grade II listed King's Arms Public House has developed incrementally over more than two centuries. Whilst its eighteenth-century core remains clearly legible, the building has evolved through a series of nineteenth-century additions and later twentieth-century extensions that reflect changing operational requirements and patterns of use.

The wider setting has also changed significantly. Historically occupying a prominent position on Wyke Road, the construction of Hammond Way, the adjacent roundabout and surrounding residential development has fundamentally altered the building's relationship with its surroundings. The former orchard and ancillary land to the rear has been replaced by extensive areas of hardstanding and parking associated with the former public house.

The proposal has been developed with a clear understanding of this evolution. Rather than seeking to replicate the historic building, the new development adopts a simple contemporary architectural language that remains clearly identifiable as twenty-first century development while respecting the scale, form and setting of the listed building.

This approach allows the historic significance of the King's Arms to remain readily appreciable, whilst continuing the site's long history of adaptation in a manner that preserves the character of the heritage asset and enhances the quality of its immediate setting.



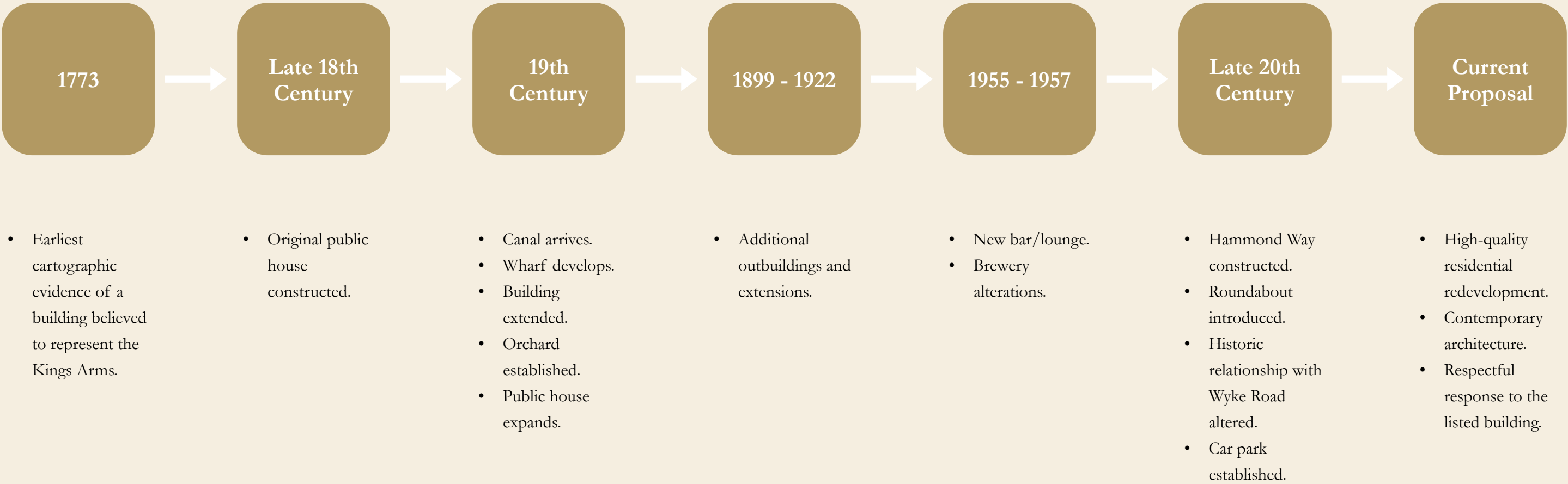
Front view of the Kings Arms



Rear view of the Kings Arms

THE KINGS ARMS PUB

HISTORICAL TIMELINE



SITE CONSTRAINTS & OPPORTUNITIES

A detailed assessment of the site and its surroundings has been undertaken to identify the principal constraints and opportunities that have informed the development proposals.

Heritage Constraints

The Grade II listed Kings Arms Public House is located immediately adjacent to the application site.

The listed building derives its significance primarily from its historic architectural character and its contribution to a group of listed buildings located along Marsh Road. The Kings Arms occupies a prominent position within the local streetscape and remains an important heritage asset within the settlement.

Although physically adjacent to the listed building, the application site comprises the former public house car park and associated hardstanding. The site does not form part of the historic architectural interest identified within the statutory listing description.

Nevertheless, the setting of the listed building has been a key consideration throughout the design process and has informed the final layout of development.

Arboricultural Constraints

The site contains several mature trees and areas of established vegetation that contribute positively to both local character and ecological value.

An arboricultural assessment has identified root protection areas associated with retained trees and informed the development of the layout.

The retention of significant trees has been a major design driver and has influenced the positioning of dwellings, roads and landscape areas throughout the site.



Constraints plan

SITE CONSTRAINTS & OPPORTUNITIES

Access Constraints

The existing access arrangement constrained the efficiency of the site layout and limited development opportunities within the site.

Any redevelopment proposal therefore required careful consideration of highway safety, visibility requirements, vehicle tracking and parking provision.

Opportunities

Whilst the site presents a number of environmental constraints, it also provides an opportunity to deliver a high-quality residential development on previously developed land within the defined settlement boundary of Hilpertown Marsh. The proposals make efficient use of a sustainable location whilst avoiding unnecessary encroachment into the surrounding countryside.

The layout has been carefully developed to respect the setting of the Grade II listed King's Arms Public House through generous landscaped buffers, retention of existing trees where possible and building forms that sit comfortably within the landscape. Existing vegetation has been retained wherever practicable to reinforce the site's established green character.

The development provides a significant enhancement to biodiversity through native planting, additional trees, new hedgerows and ecological features that create a richer landscape framework than currently exists. These measures will also improve the appearance of the site and create a more attractive entrance to Hilpertown Marsh.

Overall, the proposal delivers seven family homes in a sustainable location, replacing underutilised buildings and hardstanding with a well-designed development that contributes positively to local housing delivery while respecting the character of the surrounding area.



DESIGN EVOLUTION

The final layout is the result of an iterative design process informed by detailed site analysis and specialist consultant input.

A number of alternative layouts were explored during the early stages of design. Throughout this process the objective was to maximise the potential of the site whilst ensuring that development remained sensitive to its surroundings and capable of accommodating the various technical requirements associated with the site.

The final scheme therefore represents the optimum balance between housing delivery, heritage preservation, ecological enhancement, highway safety and residential quality.

Several key principles have guided the evolution of the proposals.

Heritage

The setting of the Grade II listed Kings Arms Public House has been a primary consideration throughout the design process.

The layout has been carefully arranged to maintain meaningful separation from the listed building and ensure that new development remains subordinate in scale and appearance.

Arboriculture

The retention of mature trees and established vegetation has significantly influenced the final arrangement of development.

The layout has been designed to avoid root protection areas wherever possible whilst retaining the landscape features that contribute positively to local character.

Transport

The proposed access arrangement has been developed alongside specialist transport advice.

The relocation of the access has enabled a more efficient and attractive layout whilst maintaining safe vehicle movements and appropriate visibility standards.



Proposed site plan

DESIGN EVOLUTION

Drainage

The drainage strategy has informed the development from an early stage, ensuring that sufficient space is available for sustainable drainage infrastructure whilst maintaining high standards of residential amenity.

Ecology

Ecological enhancements have been integrated throughout the development.

The retention of existing vegetation together with the introduction of additional habitat creation measures has resulted in significant biodiversity enhancements across the site.

The final layout successfully balances these considerations whilst creating a high-quality residential environment that responds positively to its context.



View of plots 1 & 2



Aerial view of the site

LAYOUT

The proposal comprises seven dwellings arranged around a shared access road and turning head.

The development therefore provides a balanced mix of two and three-bedroom homes suitable for a variety of occupiers including first-time buyers, downsizers and family households.

The layout establishes a clear hierarchy of spaces and creates a coherent residential environment.

Detached dwellings are positioned at key locations within the layout, helping to define the development and create visual interest. The semi-detached dwellings

occupy central positions within the site and contribute to a cohesive residential character.

Private rear gardens are provided for all dwellings and ensure a high standard of residential amenity.

Parking provision has been integrated into the layout to minimise visual dominance whilst ensuring adequate provision for future residents and visitors.

The resulting arrangement creates an attractive, legible and well-connected development.

AMOUNT

The proposed development comprises seven new dwellings on previously developed land associated with the former Kings Arms Public House.

The proposal provides a total of four two-bedroom dwellings and three three-bedroom dwellings, creating a balanced mix of housing suitable for a range of occupiers including first-time buyers, smaller households, downsizers and families.

The quantum of development has been carefully balanced to make efficient use of previously developed land whilst respecting the site's physical and environmental constraints.

The overall density is considered appropriate to the character of the surrounding area and reflects the site's position within an established residential settlement.

The scale of development has been carefully balanced against the need to preserve the setting of the Grade II listed Kings Arms Public House, retain important landscape features and deliver meaningful biodiversity enhancements.

The resulting development achieves an efficient and sustainable use of land whilst maintaining a spacious and attractive residential environment.

The accommodation schedule adjacent shows how the site is made up.

Plot	Type	Gross Internal Floor Area (SQM)	Gross Internal Floor Area (SQFT)	Garages/Parking
Plot 01	3-Bed Semi-Detached	119.4	1285	18 sqm garage + 1 parking space
Plot 02	3-Bed Semi-Detached	119.4	1285	18 sqm garage + 1 parking space
Plot 03	2-Bed Semi-Detached	79.6	857	2 parking spaces
Plot 04	2-Bed Semi-Detached	79.6	857	2 parking spaces
Plot 05	2-Bed Semi-Detached	79.6	857	2 parking spaces
Plot 06	2-Bed Semi-Detached	79.6	857	2 parking spaces
Plot 07	3-Bed Detached	100.8	1085	18 sqm garage + 1 parking space

SCALE & APPEARANCE

The proposed dwellings have been designed to reflect the character of surrounding residential development whilst maintaining their own cohesive identity.

Building heights have been carefully controlled to ensure that the development remains subordinate to the adjacent Kings Arms Public House and sits comfortably within the surrounding townscape.

The scale of development responds appropriately to neighbouring properties and reflects the varied character of the surrounding area.

Simple residential forms have been adopted with traditional roof profiles and carefully proportioned elevations.

The proposed palette of materials has been selected to complement the local vernacular whilst providing a high-quality contemporary interpretation suitable for a modern residential development.

Variation in dwelling types, roof forms and materials helps create visual interest whilst maintaining a coherent overall character.

The resulting development appears as a natural extension of the surrounding residential environment.

Materials have been selected to complement the established character of Hilperton Marsh and surrounding residential development.



Long section through the site



Site section as viewed from Hammond Way



Site section showing side of plots 1&2 and Kings Arms pub

HERITAGE RESPONSE

The Grade II listed Kings Arms Public House has been a key consideration throughout the design process.

The listed building lies outside the application site and remains in separate ownership. No alterations, extensions or physical works to the listed building form part of this application.

Given the separate ownership arrangements, the design approach has therefore focused on preserving and enhancing the setting of the listed building through careful layout, generous separation distances and a high-quality landscape framework.

The application site comprises an area of modern hardstanding associated with the former public house car park. Whilst functionally related to the Kings Arms, the site does not form part of the historic architectural interest identified within the statutory listing description.

The proposed dwellings have therefore been arranged to maintain meaningful separation from the listed building and avoid creating a sense of enclosure or visual dominance.

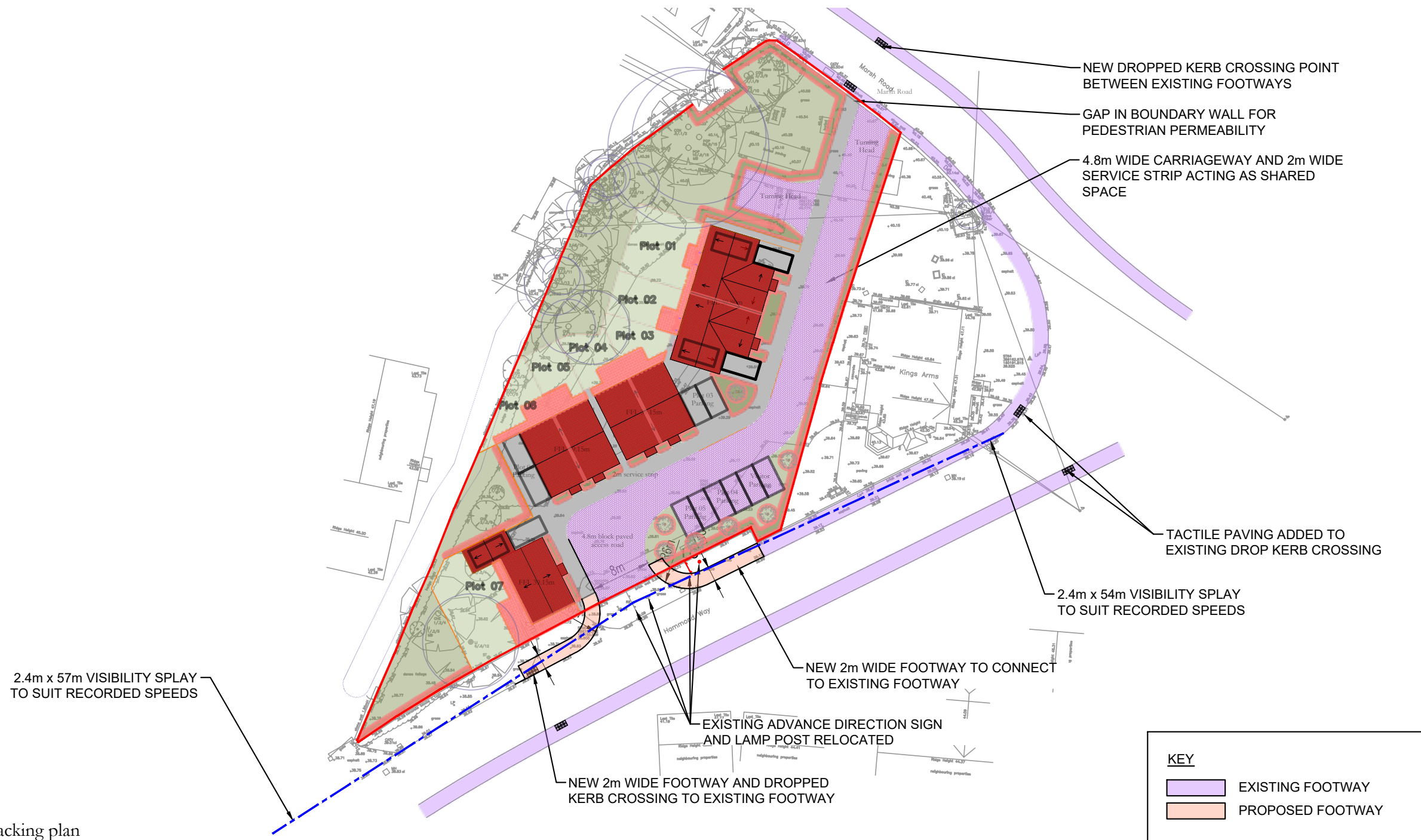
Building heights have been carefully controlled to ensure that the Kings Arms remains the most prominent structure within its immediate setting.

The layout intentionally provides space around the heritage asset, preserving important views and allowing the significance of the listed building to continue to be appreciated.

The proposal therefore preserves the setting and significance of the listed building whilst facilitating the sensitive redevelopment of previously developed land.

The statutory listing identifies the significance of the Kings Arms primarily through its architectural interest and its contribution to a group of listed buildings along Marsh Road. The application site comprises the former public house car park and does not form part of this historic architectural interest. The proposed development has therefore been carefully arranged to preserve the setting of the listed building whilst enabling the redevelopment of previously developed land.

Extract from Miles Transport tracking plan



ACCESS & MOVEMENT

Access to the development will be provided via a new vehicular access from Hammond Way.

The revised access arrangement has been developed in conjunction with the project transport consultant and provides a safe and efficient means of access to the site.

The internal road layout has been designed to accommodate resident, visitor, refuse and emergency vehicle movements.

A 4.8 metre-wide access road and associated turning head are provided within the

site and have been designed to ensure that service vehicles can safely enter, manoeuvre and exit the development.

Dedicated parking provision is provided for each dwelling together with visitor parking spaces.

Pedestrian connectivity is maintained through direct links to the surrounding footway network and existing residential area.

The development therefore provides a safe and convenient environment for all users.

LANDSCAPE & BIODIVERSITY

Landscape and biodiversity considerations have played a fundamental role in shaping the development proposals.

The landscape strategy seeks to retain and enhance existing vegetation whilst introducing a range of new planting and habitat creation measures.

Existing mature trees and boundary vegetation have been retained wherever possible and incorporated into the final layout.

Particular emphasis has been placed upon retaining significant trees along the site boundaries, helping to maintain the established landscape framework and strengthen the visual integration of the development.

Additional native tree planting is proposed throughout the site and will contribute positively to both landscape character and biodiversity value.

Areas of mixed scrub habitat and other neutral grassland are proposed alongside new residential planting and enhanced boundary treatments.

The resulting landscape framework will provide visual interest, ecological connectivity and seasonal variation whilst helping the development integrate into its surroundings.

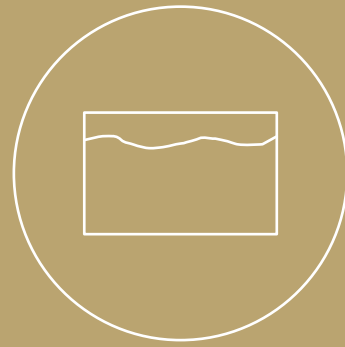
The submitted Biodiversity Net Gain Assessment demonstrates a habitat gain of approximately 24.54%, significantly exceeding the statutory requirement of 10%.

The development therefore delivers a substantial and measurable ecological enhancement over the existing situation and provides long-term environmental benefits for the site and surrounding area.





**PERMEABLE
PAVING**



**ON-SITE
ATTENUATION**



**CONTROLLED
DRAINAGE**



**PHOTOVOLATICS
PANELS**



**FABRIC-FIRST
APPROACH**



**AIRTIGHT
CONSTRUCTION**



**HIGH PERFORMANCE
GLAZING**



**EV
CHARGING**



**LOW ENERGY
SYSTEMS**

DRAINAGE & SUSTAINABILITY

A comprehensive drainage strategy has been developed for the site.

Surface water will be managed through a combination of permeable paving, attenuation storage and controlled discharge infrastructure.

The drainage proposals have been designed to ensure that runoff rates are appropriately managed and that flood risk is not increased elsewhere.

The development also incorporates a number of sustainability measures including:

- Energy-efficient building design.
- Electric vehicle charging provision.
- Water-efficient fixtures and fittings.
- Native planting and habitat creation.
- Sustainable drainage infrastructure.

Together these measures contribute towards the creation of a resilient and environmentally responsible development capable of meeting modern residential requirements.

MATERIAL LANGUAGE

A restrained palette of high-quality materials has been selected to create a contemporary building that responds positively to the rural character of Hilperton Marsh and the setting of the Grade II listed King's Arms Public House.

Primary Materials

- Buff facing brickwork
- Concrete plain roof tiles selected to complement the existing King's Arms Public House
- Smooth off-white render
- Dark grey aluminium windows, doors and rainwater goods

The materials have been selected to reflect the warm, muted tones of the local built environment while presenting a contemporary interpretation of traditional rural architecture. The simple palette ensures the building integrates successfully into the landscape and remains visually recessive.

Buff brickwork forms the primary walling material, with areas of smooth render providing contrast and helping to break the building into simpler elements, reducing its perceived scale and massing.

Concrete plain roof tiles have been selected to reflect the roofscape of the neighbouring King's Arms, reinforcing the relationship between the two buildings without resorting to imitation. Dark grey aluminium windows, doors and rainwater goods provide a subtle contemporary contrast and help define the building's clean architectural form.

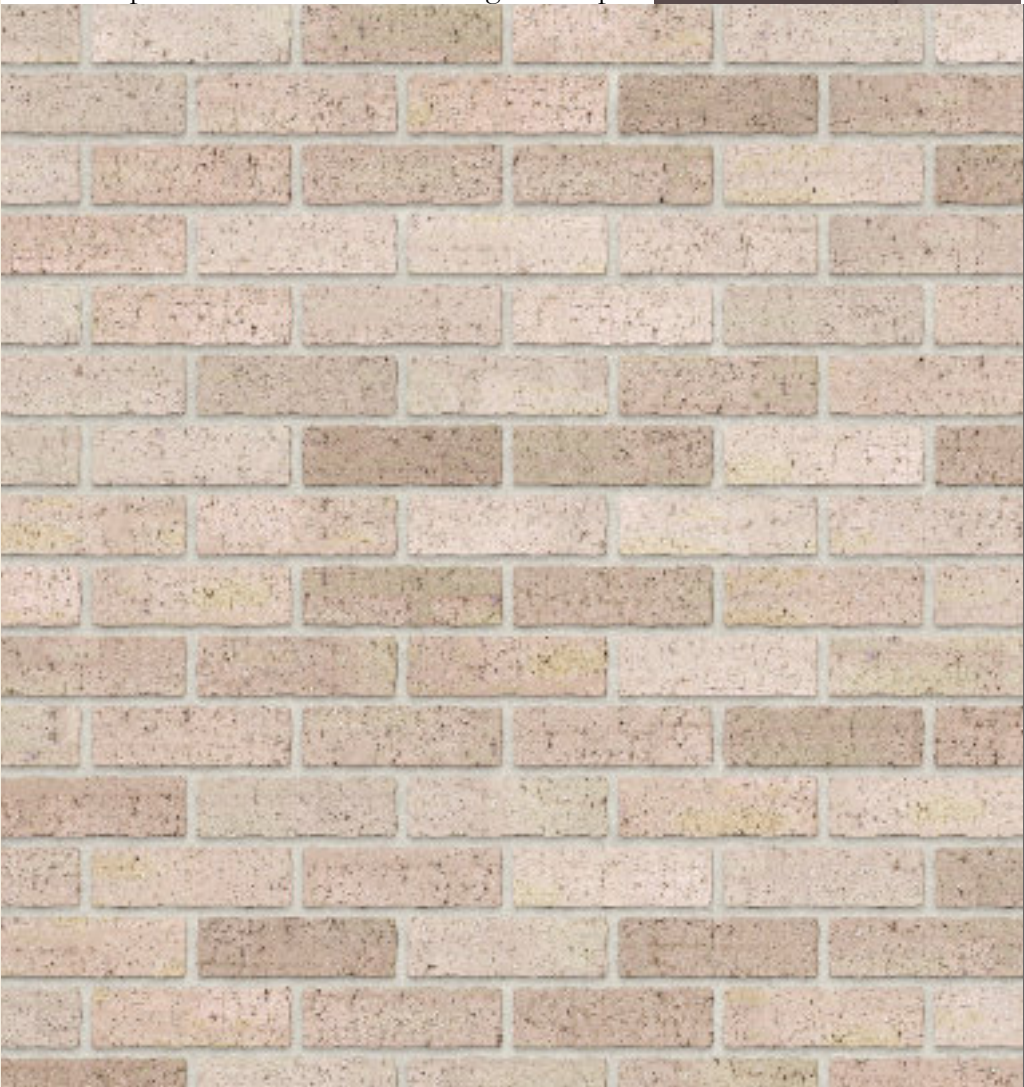
Overall, the material palette is intentionally simple, allowing the proportions, detailing and composition of the building to create a contemporary rural dwelling that complements both its landscape setting and the adjacent listed building.



Concrete plain roof tiles to match Kings Arms pub



Off-white smooth render



Buff walling bricks



Dark grey windows, doors and rainwater goods



View of site entrance and front of plot 7

CONSULTANT TEAM

The development proposals have been informed by specialist consultant advice throughout the design process.

- Architect and Lead Designer – TEA Architects Ltd
- Planning Consultant – Planningsphere Ltd
- Heritage Consultant – Heritage Planning Services Ltd
- Transport Consultant – Miles White Transport Ltd
- Drainage and Flood Risk Consultant – Tumu Consulting Ltd
- Arboricultural Consultant – Silverback Arboricultural Consultancy
- Ecology and Biodiversity Net Gain Consultant – GE Consulting

CONCLUSIONS

The proposal represents a sensitive and well-considered redevelopment of previously developed land within the settlement boundary of Hilperton Marsh.

The design has evolved through careful consideration of heritage, landscape, ecology, drainage and transport matters and delivers a high-quality residential environment that responds positively to its context.

The scheme preserves the significance and setting of the Grade II listed Kings Arms Public House, retains important landscape features, delivers significant biodiversity enhancements and provides seven new homes in a sustainable location.

Overall, the proposal represents a sensitive, well-designed and sustainable residential development that has evolved through a detailed understanding of the site's opportunities and constraints. The scheme conserves the significance of the adjacent Grade II listed building, enhances the character of the area through high-quality design and landscaping, and delivers seven much-needed family homes on a previously developed site within the settlement boundary.