



Design Compliance Statement

Land south off A363: North Bradley

Revision: B

Issued on: 16/06/26





CONTENTS

1.1	Purpose	6	4.3	Block Structure	22
1.2	Site Description	6	4.4	Scale	22
1.3	Proposal	6	4.5	Density	22
1.4	Planning Context	7	4.6	Boundaries & Enclosures	23
2.1	Local Character	10	4.7	Landscaping Strategy	24
2.2	Site Photos	11	4.8	Appearance	26
2.3	Opportunities & Constraints	12	4.9	Materials Strategy	27
3.1	Design Aspirations	16	4.10	Proposed Streetscenes	28
3.2	Design Principles	16	4.11	Waste Collection	30
4.1	Proposed Site Layout	20	4.12	Parking Strategy	31
4.2	Housing Mix	20	4.13	Street Hierarchy & Character	31

1. INTRODUCTION



1.1 Purpose

1.1.1 This document has been prepared on behalf of Allison Homes in support of a Reserved Matters Planning Application for the development located on land south of A363, North Bradley.

1.1.2 This Reserved Matters Application is made in reference to the 2025 Outline Application (Ref 20/03641/OUT) for a development of up to 70 dwellings, with all matters reserved with the exception of access. This application was approved in March 2025.

1.1.3 This document has been prepared in compliance with good practice guidance and demonstrates how the design proposals have been prepared in response to the various constraints and in consideration of the policies of Wiltshire Council.

1.2 Site Description

1.2.1 The site is located between Trowbridge and North Bradley. The Site is within the administrative area of the Wiltshire Council. The site is located to the south of the A363 and adjacent to the White Horse Business Park

1.2.2 The Site is currently agricultural land.

1.2.3 The Site has an area of 8.37 ha.

1.3 Proposal

1.3.1 The proposed development will consist of 70 residential dwellings associated infrastructure, public open space, play areas and landscaping.



Figure 1: Site Location



1.4 Planning Context

- 1.4.1 The site sits within a larger allocation extending from Bradley Road to Westbury Road. This site is allocated in the Wiltshire Housing Site Allocations Plan (adopted February 2020) for development under Policy H2.2 Land off the A363 at White Horse Business Park.
- 1.4.2 The northern section of this wider allocation ("the site") was subject to an Outline Planning Application (Ref 20/03641/OUT), which was approved in March 2025. The Outline Planning Consent was for the erection of up to 70 dwellings and the construction of a new vehicular access. Appearance, landscaping, layout and scale are reserved matters and will be addressed as part of this application.
- 1.4.3 The Green Infrastructure Parameter Plan and the Land use Parameter Plan (see figures 2 &3) have been approved as part of the outline planning consent. These approved drawings along with access plans have been used to inform the design proposals for the reserved matters application.
- 1.4.4 The illustrative layout and the supporting plans in the Design & Access Statement produced for the Outline Planning Application are only illustrative in nature. However, the outline design proposals have been informed by engagement with: the local community and the local authority. This in-built design knowledge within the illustrative layout has been used as a foundation for the design proposals set out in this document.



Figure 2: Green Infrastructure Parameter Plan (NTS)

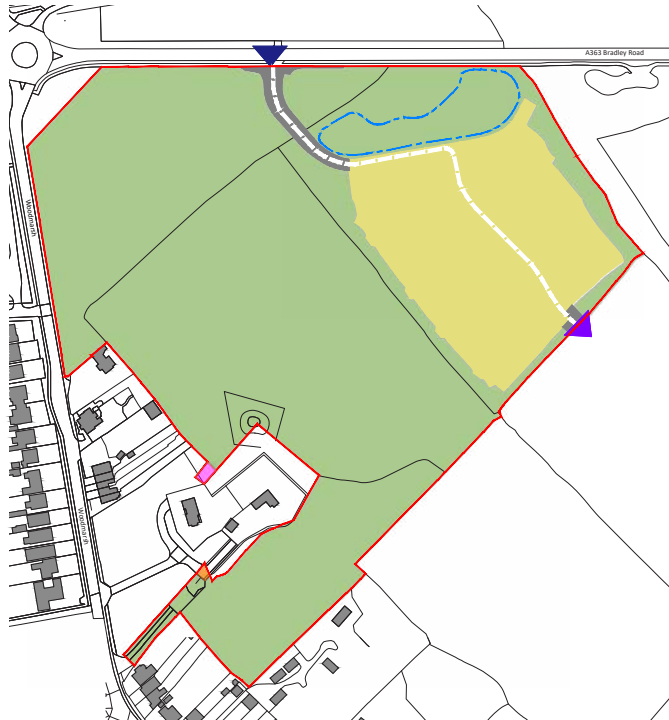


Figure 3: Land Use Parameter Plan (NTS)



Figure 4: Illustrative Sketch Layout (NTS)

2. LOCAL CONTEXT



2.1 Local Character

- 2.1.1 The development should demonstrate the distinctive characteristics of the local area in terms of scale, grain, architectural details, materials. All of these have historically contributed to the distinctiveness of place. To help inform the design of the proposed development, an architectural appraisal of local design vernacular has been conducted.
- 2.1.2 The village of North Bradley is formed around three routes (Southwick Road, Church Lane, Woodmarsh Road). The buildings along Woodmarsh Road directly adjacent to the site predominantly 19th and early 20th century in character.
- 2.1.3 Woodmarsh Road has a mixture of detached bungalows and 2-storey semi-detached and detached dwellings. The façades mainly consist of full red brick elevations with Bath Limestone quions, split render (cream) and brick elevations, and a small number of dressed Bath Limestone elevations.
- 2.1.4 Pitched brown pan tiles, grey slate or double Roman tiles are the primary roofing material. Boundary treatments consist of frontage car parking, low level planting and hedgerows.



Figure 5: Split Brick and Render Elevation Detached House: Woodmarsh Road



Figure 6: Casement Style Windows on Bungalow: Woodmarsh Road



Figure 7: Grey Slate Hipped Roof and Red Brick Elevation Woodmarsh Road

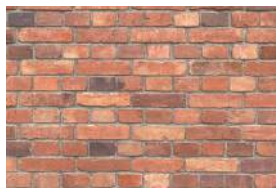


Figure 8: Buff Stone Dressed Elevation: Woodmarsh Road

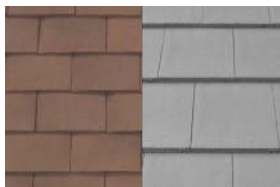
Material Palette



Cream Render



Red Brick



Brown & Grey Tiles



Buff Stone

Architectural Details



Split Material Elevation



Buff Stone Quions



Casement Windows



Traditional Monopitch Canopy

2.2 Site Photos

2.2.1 Photos 1- 6 illustrate key views of the site. The map presented on the below indicates the camera location and directional view of each photo.



Figure 9: Photo Locations



2.3 Opportunities & Constraints

2.3.1 Building on the analysis work undertaken as part of the Outline Application a design opportunities and constraints plan has been developed to inform the design proposals set out in the next section.

Opportunities

- The provision of much-needed new homes, including affordable homes with a variety of house types to support the creation of an inclusive community.
- The creation new community infrastructure in the form of public open spaces.
- The enhancement of biodiversity and the creation of new wildlife and bat habitats in the form of enhanced and new tree belts.
- The integration of valuable on-site trees within the development will add a sense of place and improve wellbeing, as well as providing a strong link to the countryside beyond.
- The provision of active frontage along the A363 to increase natural surveillance.
- The creation of legible foot and cycle routes linking to the A363, Woodmarsh Road, adjoining developments and new area of public open space.
- The delivery of new formal play spaces set within new parkland.

Constraints

- Water main crossing the site with 6m easement.
- New pumping station required with 15m easement.
- Root protection zones for existing trees and hedgerows.
- Dark Bat Corridor/ habitat with easement located on western, southern and eastern boundaries of development area.
- New 2m high and wide bat mitigation hedgerow along the sites eastern boundary abutting the development.
- New wooded corridor to be created (at least 20m wide) to provide north-south bat commuting corridor along western edge of Site.
- Small water body could provide suitable breeding habitat for Great Crested Newts located on the sites western boundary.
- Existing trees and hedgerows to be retained where possible.
- Create pedestrian links at existing breaks in hedgerows.
- Provide vehicular link to southern boundary to connect to further phase of the wider allocation.
- Enhanced cycle link along the A363.
- New attenuation basins will be required along northern boundary at the site low point.



-  Site redline
-  2m wide & high hedgrow
-  Proposed SuDS Basin
-  Location of water body (potential Great Crested Newts)
-  New woodland bat corridor (least 20m wide)
-  Bat Corridor
-  Pumping Station & Easement
-  Roof Protection Zone
-  Water Main & 6m Easement
-  Formal Play Area
-  Active Frontage
-  Vehicular Access
-  Potential Future Vehicular Access
-  Pedestrian Access
-  New woodland bat habitat
-  Removed section of hedgerow

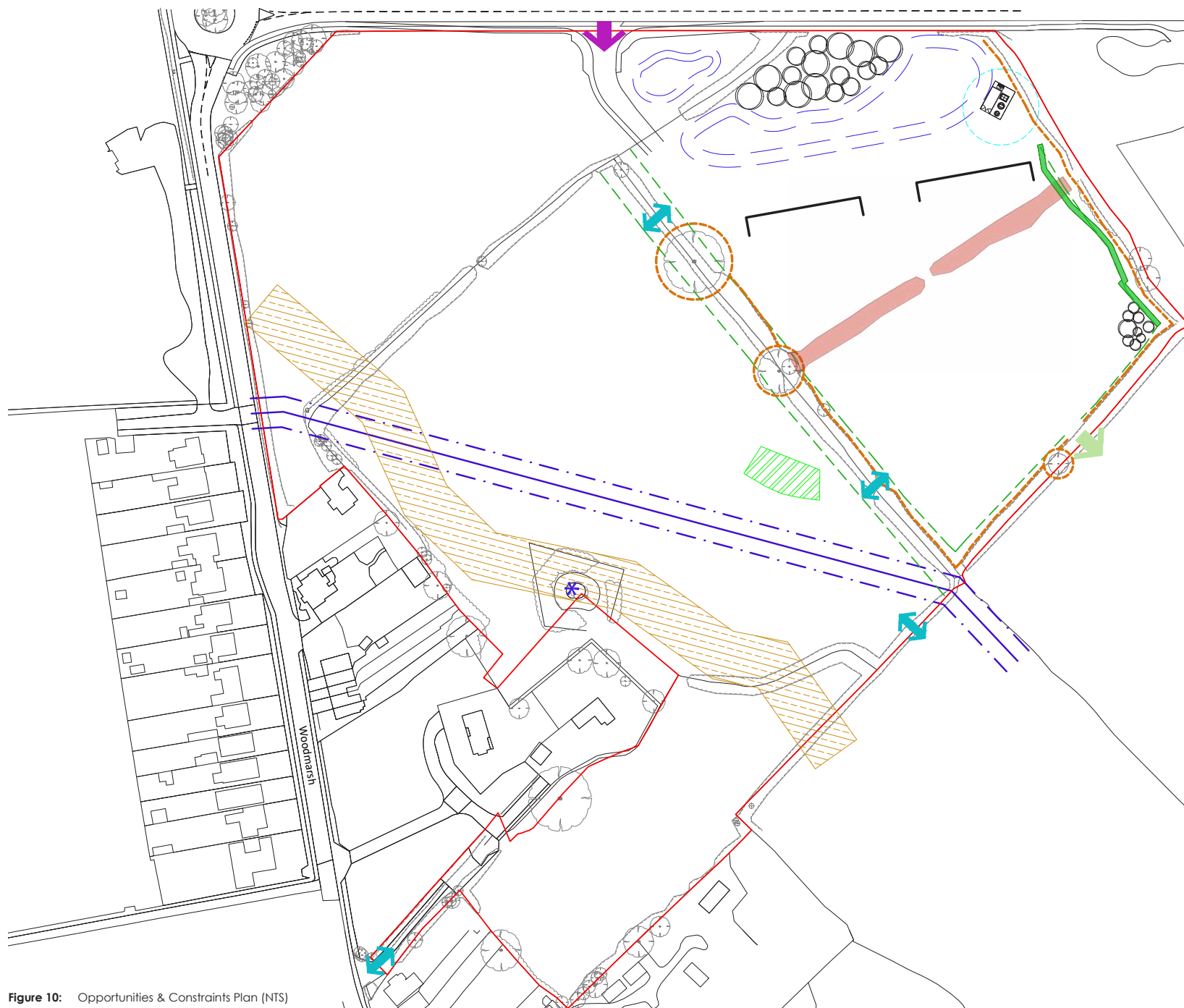


Figure 10: Opportunities & Constraints Plan (NTS)

3. DESIGN DEVELOPMENT



3.1 Design Aspirations

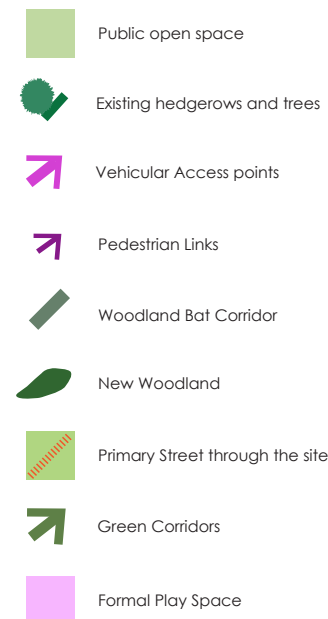
- 3.1.1 The development will provide a high-quality residential environment, which makes a positive contribution to the area as well as being designed to belong to North Bradley.
- 3.1.2 The proposals will follow sound principles of urban design, which are informed by the site's context, relevant design policies, and the consented outline scheme to create an attractive and functional environment which supports sustainable lifestyles.

3.2 Design Principles

- 3.2.1 The development will be designed in accordance with the following design principles:
- Create a sense of place with a materials palette and architectural details that are sympathetic to North Bradley.
 - Organise the built form and landscaping into a pattern of streets and perimeter blocks that respond to existing streets, landscape features.
 - Create a clear hierarchy of streets including a well-defined primary street, which have been designed to encourage low traffic speeds
 - Create a landscaped green gateway into the development.
 - Create a legible, permeable layout that allows people to easily access and navigate through the development.
 - Provide direct physical cycle and pedestrian links to surrounding urban area and future phases of development.
 - Make policy compliant provisions for car parking without adversely dominating street design.
 - Provide a mix of dwelling types to create a balanced community.
 - Provide attractive, accessible public open spaces and community parkland that connect to the wider green network.
 - Use landscaped Sustainable Drainage Systems to control surface water run-off and to create new habitat.
 - Provide new or enhanced tree and hedge belts to create new wildlife/ bat habitat.



Figure 11: Landscape & Ecology



- New primary street connecting the adjoining development to the south through the site to the A363.
- New pedestrian access points to Woodmarsh Road and the adjoining development to the south.
- Creation of new community parkland and a formal play space.
- New green space and landscaped SUDs basins have been designed to create a green gateway into the development
- Green corridors frame the site and provide a strong landscape buffer and connections to the wider green network.
- Network of open spaces and attenuation areas across the site.
- Existing trees and hedgerows retained.
- New bat habitat in the form of woodland corridors.



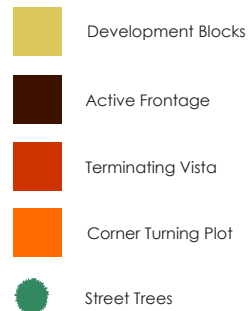
Figure 12: Movement



- Permeable and legible street pattern to support ease of movement through the built form and the wider area.
- Clear hierarchy of streets with the primary, secondary streets linking to the wider highway network.
- A new network of pedestrian and enhanced cycle routes will link Trowbridge, North Bradley, the community parkland, formal play spaces, and adjoining developments, supporting sustainable transport choices.



Figure 13: Block Structure & Design Principles



- Permeable an Built form is arranged to create well defined perimeter blocks, with active frontage facing onto key focal points and the wider public realm.
- Types of dwellings will be ordered to create formal frontages onto key public spaces creating a series of clearly defined spaces to aid legibility.

4. DESIGN PROPOSALS



4.1 Proposed Site Layout

- 4.1.1

The proposed planning layout (figure 14) is the result of an evolutionary process that started with an understanding of the outline application and the policy background, informed by the suite of local and national design guidance, conceived with an understanding of the site constraints and supporting technical work and evolved via an iterative design process.
- 4.1.2

The proposed layout consists of 70 new homes, which includes 21 (\$106) affordable homes. To create a balanced community the proposed 70 homes are split between: 2B (34%), 3B (56%), 4B (10%).
- 4.1.3

The layout identifies 1.60ha of residential development. There will be a mix of terraces, bungalows, semi-detached and detached properties within this delivery.
- 4.1.4

The overall site area is 8.37ha, the balance of the site is proposed as: green infrastructure, public open space, landscaping, formal play space as well as highways and drainage infrastructure.
- 4.1.5

The layout is structured around five perimeter blocks served from the primary street and series of secondary streets. These blocks have been configured to reduce the impact of the development on existing and proposed bat habitats.
- 4.1.6

New pedestrian routes have been created and integrated into the landscape of the site. Paths within the public open space are linking to create a looped walking route through the new community parkland. Additionally, new connections have been created to Woodmarsh Road and the A363, with wider links to North Bradley and Trowbridge.

4.2 Housing Mix

- 4.2.1

All of the proposed dwellings have been design to comply with and exceed Wiltshire Council policy requirement that all new homes meet 85% of Nationally Described Space Standard (NDSS). See see below the proposed housing mix:

North Bradley (70 Units)						
Unit Type	Storey:	Ref:	Beds	Sqft	Total Sqft	No. Units
Burley	1	BUR	2B	758	758	1
Danbury	2	DAN	2B	753	12,048	16
Loxley	2	LOX	2B	855	5,985	7
Fulford	2	FUL	3B	906	19,932	22
Morley	2	MOR	3B	1,001	8,008	8
Oatley	2	OAT	3B	1,001	9,009	9
Totley	2	TOT	4B	1,165	8,155	7
Total					63,895	70

Area (Gross)	8.87 ha	NET Dwellings per Hectare	43.8
Area in Hectares (NDA)	1.60 ha	Sqft per Hectare NDA (Approx.)	39,934
Area in Acres (NDA)	3.95	Sqft per Acre NDA (Approx.)	16,161

-  Site redline
-  Plot number
-  Plot reference
-  Proposed trees
-  Affordable Rent
-  Shared Ownership
-  Bat Corridor
-  Pumping Station Easement
-  RPZ
-  Water Main & 6m Easement
-  ASHP Location



Figure 14: Proposed Planning Layout (NTS)



4.3 Block Structure

- 4.3.1 The perimeter blocks are clearly defined, with rear gardens securely enclosed and frontages facing the streets and public realm, clearly distinguishing between public and private spaces. Where the development abuts bat corridors blocks have been design to back or side on to these spaces to reduce the lighting spill on this habitat.
- 4.3.2 Pivotal buildings will have a dual aspect to aid legibility and maximise active frontage onto the public realm, but will be located away from bat corridors to reduce light spill.
- 4.3.3 Views along streets are properly terminated by a key building, helping to create an attractive environment and enhance legibility of the layout.
- 4.3.4 The primary street has been framed by higher density development with a strong frontage, with a clear built line. Additionally, key buildings have been located at the entrance to the site to create a defined gateway into the development.

4.4 Scale

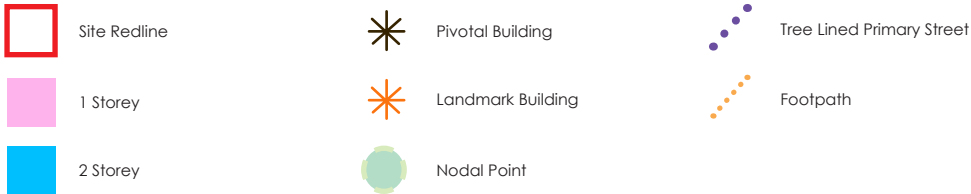
- 4.4.1 The scale of the development is informed by the surrounding residential context, by the need to create successful streets and to create a sense of place. All of the houses across the site are a maximum of 2-storey with a small number of bungalows to reflect the scale of the surrounding built environment.

4.5 Density

- 4.5.1 The development has been designed to reflect the scale, density, and car parking configuration of the built environment along Woodmarsh Road, North Bradley (approximately 40 dph). The scheme comprises small terraces, semi-detached, and detached houses with frontage parking, reflecting the characteristics of the surrounding built environment.

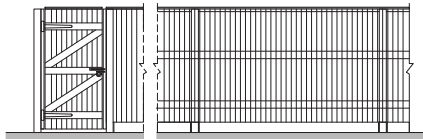


Figure 15: Storey Heights & Block Structure (NTS)

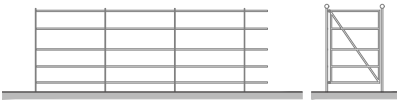


4.6 Boundaries & Enclosures

- 4.6.1 Ownership boundaries and boundaries between public and private spaces will be clearly defined.
- 4.6.2 Rear gardens will be divided by 1.8m high timber close-board fencing to ensure privacy and clear plot demarcation. 1.8m high timber gates will provide secure access to rear gardens. Where rear gardens adjoin the public realm, the boundary treatment will comprise 1.8m high timber close-board fencing to provide security, with 1.8m high instant hedgerow in front to create a greener street scene and new habitat.
- 4.6.3 0.45m timber knee rails are used to prevent vehicular access along open or landscaped edges. Front gardens will generally be defined by soft landscaping in the form of shrub or low level planting. 2m high and wide hedgerow will be provided along the sites eastern boundary.



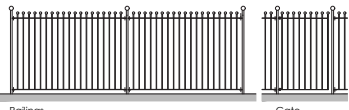
Gate Fence
1.8m Timber Close Board Fence
(Similar or approved)



Railings Gate
1.2m Estate Railings
(Similar or approved)



Knee Rail
0.45m Knee Rail
(Similar or approved)



Railings Gate
1.2m Vertical Ball Top Railings
(Similar or approved)



Figure 16: Enclosures Plan (NTS)

	Site redline		1.2M Estate Railings		Temporary 2.0M Closeboard Fence Within Hedgerow
	1.8M Closeboard Fence		0.45M Timber Knee Rail		
	1.2 Vertical Ball Top Railings		2.0M Wide & High Hedgerow		

4.7 Landscaping Strategy

4.7.1 The landscape strategy has been prepared by FPCR Environment and Design Ltd in the context of a thorough and detailed understanding of the site landscape and its context and within the framework of relevant policy and design guidance. The landscape design embraces broader Green Infrastructure and sustainable development principles and seeks to maximise these multifunctional benefits wherever practicable.

Vision

4.7.2 The overall vision is to provide an extensive high-quality and robust network of multifunctional Green Infrastructure, with a strong sense of place, embracing and reflecting the local character and making the most of the opportunities afforded by the site.

Green Infrastructure

4.7.3 The site benefits from an approved Green Infrastructure Parameters Plan (Drawing Number: NPA 11020 301 Rev P03). The guiding principles shown on this have been followed through into the detailed proposals.

4.7.4 These are summarised below and are annotated on the proposed Landscape Strategy Plan:

- Localised access road width restriction to minimise the hedgerow break (max 9.5m gap). Trees planted either side of break to minimise gap by canopy spread as far as H&S allows.
- Future 2m wide hedgerow break to allow for unlit pedestrian access to proposed adjoining housing site.
- Wider Green Infrastructure - To be planted/managed in advance of construction where away from construction works.
- Existing grassland to be retained and enhanced through hay meadow management.
- Tussocky grassland management.
- Network of unlit pathways (including hard standing path and grass paths).

- Allowance for up to 0.2ha of amenity managed grassland for informal play.
- SUDs.
- Broad-leaved native woodland planting - to strengthen bat habitat connectivity between business park woodland and Elm Grove to existing east-west hedgerow.
- Broad-leaved native woodland planting - wooded corridor (at least 20m wide) to provide strong north-south bat commuting corridor along western edge of Site.
- Broad-leaved native parkland tree planting (e.g. Oaks).
- Scrub planting.
- Orchard planting.
- Proposed 2m wide native species-rich hedgerow. To be managed at no lower than 2m high.
- Formal Play Area - Hard surface.
- Permanent water body to provide suitable breeding habitat for Great Crested Newts.
- Key links to wider bat habitat.

4.7.5 The habitats and features noted above have all been incorporated the landscape proposals. In addition, the landscape design has sought to enhance the approach from Bradley Road to the north with large stature species avenue tree planting, as well as large stature tree species within the POS as parkland trees. Surfaced paths have been located along desire lines, and mown paths have been weaved through the POS along the edges of the field parcels to allow for looped leisure / dog walking opportunities. The SUDs features have been integrated into the landscape as potential informal play opportunities, together with planting to soften the edges.

Green Infrastructure

4.7.6 Building for a Healthy Life (2020) guidance states that "streets with clearly different characters are more effective than 'character areas' in helping people grasp whether they are on a principal or secondary street [unless for larger sites where it will be necessary to use streets and spaces with different characters to help people to find their way around]". The landscape treatment to built form provides an important role

in defining the hierarchy and character of each street type. It is therefore important that each street type should have a distinct and limited palette of species to aid with legibility through the site.

4.7.7 The front gardens of the houses along the main street are characterised by formal hedges and semi-evergreen shrubs for year round interest and structure. Planting to the front gardens of side streets are chosen for their texture, colour and scent with year round interest. The planting will reflect the naturalistic environment with an informal planting mix, hedgerows and where possible, berry producing species.

4.7.8 Trees have been carefully designed into the street as an iterative process through the detailed design. Street trees help define key routes and provide visual interest. Species are hardy, resilient and able to tolerate urban conditions as well as wider climate objectives. Sufficient space has been allowed for trees to establish and mature, taking into account relationships with highways, surfaces, homes and buildings.



Figure 17: Approved Green Infrastructure Parameter Plan (NTS)

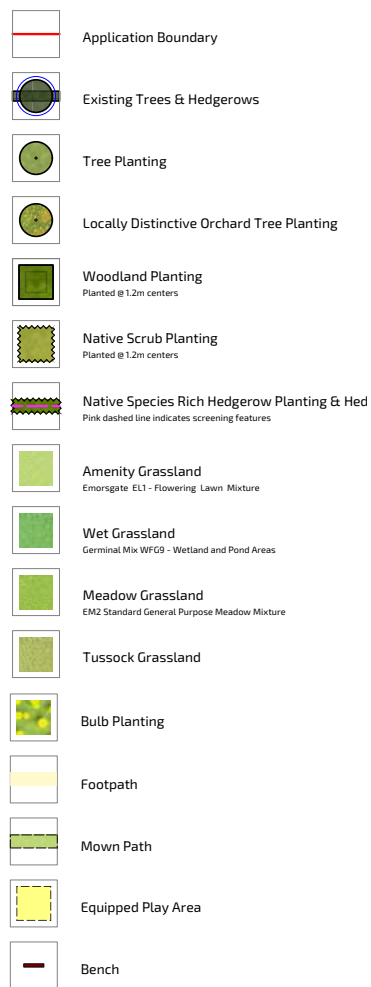


Figure 18: Landscape Strategy Plan (NTS)

4.8 Appearance

4.8.1 The proposed development has been carefully designed to integrate with the historic fabric of North Bradley, drawing on local architectural cues to create a cohesive identity and a strong sense of place.

4.8.2 The proposals distinguish between Primary Homes and Landmark Homes, with both typologies shaped by a shared architectural language and familiar cues found throughout North Bradley. By drawing on local materials, massing, and detailing, the scheme achieves a traditional character, ensuring the development remains authentically grounded in its setting and context.

Primary Homes

4.8.3 Primary Homes are traditional in architectural character with façades consisting of full red multi brick elevations or mixed material render (cream) and red multi brick. Roofs will be hipped and finished in brown or grey tiles to reinforce the traditional appearance. Windows are proposed as casement-style units with soldier-course brick headers, with projecting brick course running across the elevation below first and ground floor windows. Front entrance doors will be half-glazed panelled designs accompanied by simple, traditional mono-pitch canopies. Boundary treatments will consist of informal low level planting.

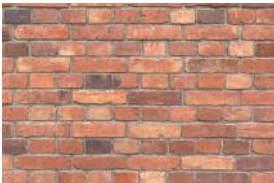
Landmark Homes

4.8.4 Landmark Homes share the same architectural language as Primary Homes to establish a cohesive identity and reinforce a distinctive sense of place. In keeping with the appearance of landmark buildings in North Bradley, buff stone quoins have been incorporated to create distinctive and memorable buildings that articulate key spaces and emphasise important gateways within the development. Boundary treatments will consist of formal low level hedgerows.

Material Palette



Cream Render



Red Multi Brick



Brown & Grey Tiles



Buff Stone

Architectural Details



Split Material Elevation



Buff Stone Quoins



Projecting Band



Traditional Monopitch Canopy

Local Character



Landmark Building with Buff Stone Quoins & Hipped Roof



Boundary Treatment of Hedgerows



Split Material Elevation

4.9 Materials Strategy

- 4.9.1 The proposed material strategy mirrors North Bradley's historic palette, strengthening the development's relationship with the local sense of place. The primary elevation materials is red multi brick and cream render, with brown or grey tiles for the roofing material.
- 4.9.2 A small number of units with buff recon stone quoins will be located in key spaces and gateways aiding the legibility of the scheme, and reflecting the local vernacular.
- 4.9.3 Roads, footpaths and parking areas will be surfaced in tarmac. Grey block strip sets will be introduced as rumble strips to help reduce vehicle speeds and to visually define key locations.

Detailing

Canopies:

Traditional style monopitch or apex canopy. See house type drawings for design.

DPC:

For render plots red multi brick to be used below DPC. For red multi brick plots, brickwork to continue below DPC.

Plinth Details:

Render plots to have red multi brick plinth with natural light mortar below ground floor window

Window Details:

Brick plots and render plots to have red multi brick soldier course heads, with natural light mortar.

Brick plots to have projecting brick course below both ground and first floor windows

Door Details:

Traditional half glazed panel door. Colours: Black or Anthracite Grey.

Windows and door frames to be uPVC in white. Casement windows to have window bar.

Rainwater Goods:

All Rainwater goods to be black. Soffits and fascias to be white.

Facing Materials

- Red Multi Brick with Natural Light Mortar
- Primary: Cream Render with Red Multi Brick Plinth
- Primary: Red Multi Brick with Buff Recon Stone Quoins

Roofing Material:

- Rustic brown tiles
- Grey tiles

Surface Materials

- Paving Slabs (Natural Colour)
- Hard Standing Path
- Grass Path
- Tarmac (Black Grey Edging/ Kerbs)
- Block Strip Sets (Grey)

All above similar or approved

Landscaping:

For detailed landscape design please see landscape Strategy Plan

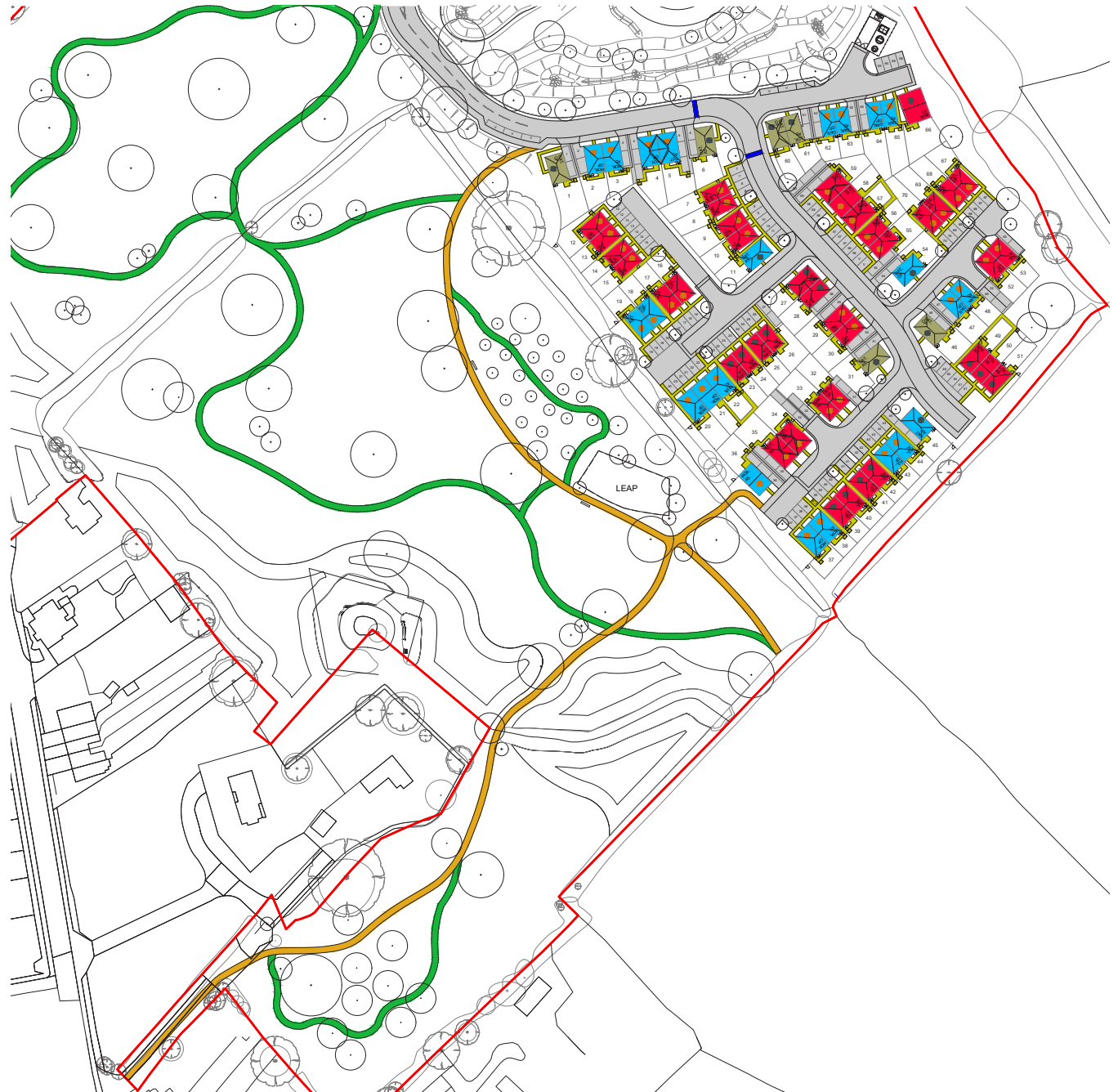


Figure 19: Materials Plan (NTS)

4.10 Proposed Streetscenes

4.10.1 The proposed streetscenes below reflect a strong dialogue with the traditional architectural character of North Bradley. Landmark and Primary Homes work in harmony to create a coherent and legible streetscape, with consistent use of locally inspired materials that reinforce a sense of place and respect the village's established character.



Figure 20: Streetscene C-C (NTS)



Figure 21: Streetscene Location Plan



Figure 22: Streetscene B-B (NTS)



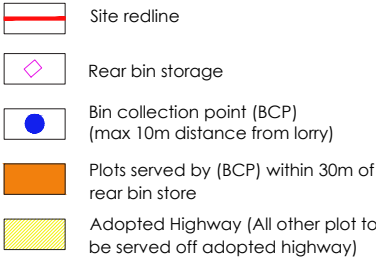
Figure 23: Streetscene A-A (NTS)

4.11 Waste Collection

- 4.11.1 The layout has been designed to accommodate efficient refuse collection from every home. Waste collection will be taken from all adopted streets and will generally happen from the front of homes aligned to parking areas.
- 4.11.2 For homes on unadopted shared drives a bin collection point has been provided to serve those homes. It is located no more than 30m from the home and 10m from the adopted highway in line with Wiltshire Standards.
- 4.11.3 All homes have a secure private rear garden that can accommodate a bin slab that will be appropriately sized for local waste and recycling regime, with particular ease for separating and storing recyclables and biodegradable.



Figure 24: Waste Collection Plan (NTS)

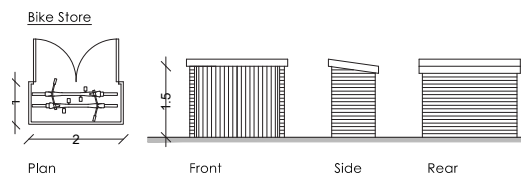
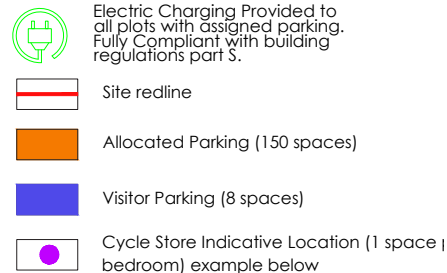


4.12 Parking Strategy

- 4.12.1 The proposed car and cycle parking provision meets the requirements of local planning policy and fully aligns with the Wiltshire Parking Standards.
- 4.12.2 Allocated parking has been located conveniently serve individual plots with off-street frontage or side parking provision for every household. Visitor parking spaces are clearly identified and placed in sensible locations, meeting occasional demand without hindering access for residents.
- 4.12.3 Cycle storage is indicatively shown within rear gardens and located in secure storage away from public view. Cycle storage has been provided in accordance with Wiltshire guidance of 1 space per bedroom.
- 4.12.4 Electric vehicle charging points are provided as either post-mounted or wall-mounted units, depending on the parking configuration, ensuring full compliance with Building Regulations Part S.



Figure 25: Parking Plan (NTS)



4.13 Street Hierarchy & Character

- 4.13.1 The primary street is clearly the highest category street within the design proposals. The hierarchy transforms to lesser categories of street as they branch off from the primary street.
- 4.13.2 The primary street is more formal in character, which has been reinforced through the use of formal tree planting and a clearly defined built edge. The primary street links into the wider highway network via site's northern access off the A363 and to future phases development to the south.
- 4.13.3 The secondary streets have been designed to be a series of more informal spaces with a pedestrian prioritised public realm.
- 4.13.4 Pedestrian links are provided to Woodmarsh Road, A363 and future phases of development Turnpike. These links provide direct routes to local services and facilities.

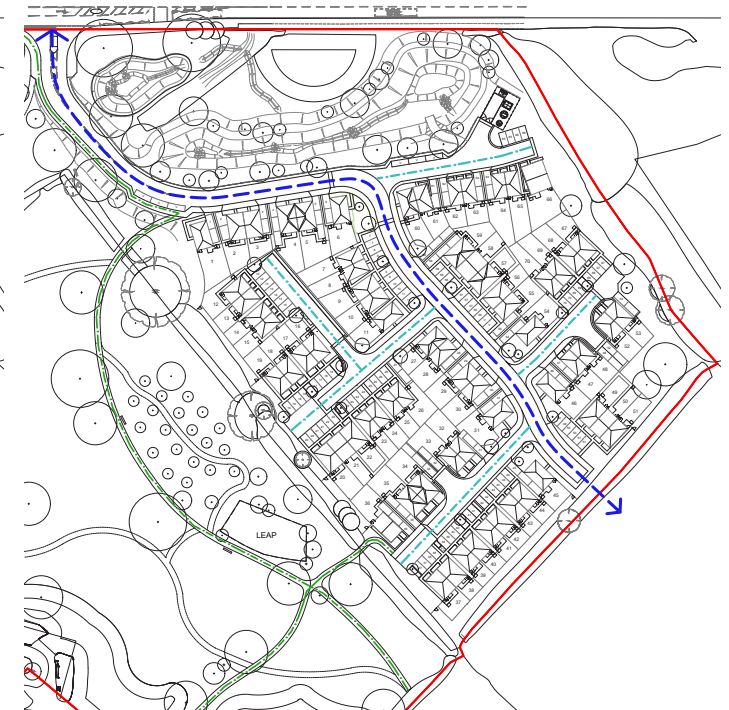


Figure 26: Street Hierarchy (NTS)



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