



## Design & Access Statement and Heritage Impact Statement

**Project:** Lydiard Farm – New build house with garage

**Address:** Land within Lydiard Farm, The Street, Lydiard Millicent, SN5 3LU

**Date:** 18 August 2026

**Authority:** Wiltshire Council

**Revision:** -

### 1. Introduction

This Design and Access Statement accompanies a full planning application for one detached dwelling with an attached two-bay garage at Lydiard Farm. It replaces the narrative prepared for the outline submission and provides the complete design, heritage and contextual information required to assess the proposal. The outline approval established the acceptability of a dwelling on this part of the Lydiard Farm holding, but the reserved matters could not be judged without detailed information on scale, massing, appearance, materials and local character.

Although outline permission confirmed the principle of development, the red line boundary has since been amended. As a result, the proposal cannot be progressed through a Reserved Matters submission and must instead be brought forward as a full planning application. This statement therefore presents the full design and heritage justification for the revised scheme within the updated boundary.

The proposal is for a four-bedroom family dwelling with principal living spaces at ground-floor level. The house adopts a two-storey hipped-roof form with a subordinate garage wing and is accessed from the approved eastern entrance under PL/2023/03323 to Lydiard Farm. The site lies within the Lydiard Millicent Conservation Area and sits close to All Saints Church, a Grade II\* listed building.

Along with the accompanying drawings this statement addresses use, amount, layout, scale, appearance, landscaping, access and heritage impact along with the accompanying drawings.

### 2. Site and Application Context

Lydiard Farm occupies a long-established residential plot on the west side of The Street, just south of Church Place. The proposed development plot forms the eastern and southern part of the holding. The land is generally level, falling slightly towards the frontage, and is enclosed by mature hedgerows, established trees and fencing. The Street frontage is heavily filtered by vegetation, with only oblique glimpses available through the two entrances.

To the west lies the retained farmhouse; to the east, undeveloped land; and to the south, paddock and open land forming part of the village's rural setting. The new dwelling is set well back from The Street and is reached from the approved eastern access, ensuring that the established frontage character remains

largely unchanged. The plot is visually contained and does not intrude into the long views between All Saints Church and the open fields to the south.

### **3. Heritage Assessment**

#### **Heritage Significance**

The site lies within the Lydiard Millicent Conservation Area, whose special interest derives from the historic village core centred on All Saints Church, the group value of nearby vernacular buildings, mature trees and hedgerows, and the rural setting that frames long views to and from the church. All Saints Church is Grade II\* and its significance is experienced through its churchyard, the historic cluster around Church Farm, the elevated junction with Church Place and the open land extending southwards.

#### **Contribution of the Application Site**

The application land is garden ground associated with an early twentieth-century farmhouse. Its contribution to the conservation area lies in its mature boundary vegetation, its set-back from The Street and its transitional role between built frontage and open rural land. It contains no listed structures and does not lie within the designated view corridor south of the church.

#### **Local Character and Vernacular Context**

The Lydiard Millicent Neighbourhood Plan identifies recurring local characteristics including stone-built and rendered cottages, simple domestic forms, pitched roofs, vertically proportioned openings and mature trees defining the street scene. The proposal responds to these cues through a clear two-storey principal form under a hipped natural-slate roof, a palette of coursed Cotswold stone and pale render, balanced openings and a set-back that preserves the green frontage.

### **4. Design Evolution**

The outline consultation highlighted several matters requiring resolution: insufficient detail on scale and appearance; an overly large rear flat-roofed addition; an awkward glazed gable and side entrance; an oversized three-bay garage; and a lack of demonstrated character analysis. The revised scheme addresses each point. The plan has been consolidated into the principal house form, the entrance is now centrally expressed, the rear glazing is contained within a stone shroud that provides depth and solar shading, and the garage has been reduced to two bays and designed as a lower, clearly subordinate wing. Full elevations, plans, materials and visualisations are now provided, enabling a complete assessment of heritage impact.

The design objective is a calm, contemporary interpretation of the rural vernacular: legible as a house, recessive within the mature landscape framework and grounded in local materials and proportions.

### **5. The Revised Proposal**

The dwelling is organised as a two-storey principal volume with a hipped roof and a lower garage wing. The front elevation is formal and balanced, with a central entrance and ordered window bays. To the garden, larger areas of glazing serve the principal living spaces, and a continuous stone shroud turns the corner to frame the opening and reinforce the monolithic form.

The architectural hierarchy is clear. The principal house is expressed in coursed Cotswold stone with a strong base, corner dressings and restrained horizontal banding. Secondary elevations are finished in pale through-coloured render to reduce visual weight. The garage frontage uses the same coursed stone as the main house, with rendered sides and rear elevations to ensure it reads as a subordinate wing. Natural slate unifies the roofscape, and aluminium windows and doors provide high quality and robust materiality with crisp profiles.

## **6. Amount, Layout and Density**

The dwelling contains four bedrooms, two en-suites, a family bathroom, dressing space and storage at first-floor level. The ground floor includes study, sitting room, snug, living/kitchen/dining space, utility/boot room, WC, hall and garage/plant accommodation.

The gross plot area is 1,084.07 m<sup>2</sup> and the building footprint is 199.09 m<sup>2</sup>, giving a plot coverage of 18.4%. A comparative study of 96 local residential plots places the proposal in the lowest quartile for footprint coverage. The coverage is below both the local median and mean, confirming that the proposal is not intensive or cramped and retains meaningful garden and landscape space.

## **7. Scale, Massing and Roofscape**

The dwelling's upper floor is contained below a broad hipped roof, creating a simple principal silhouette. The garage wing is lower and incorporates a dormer to accommodate space within its roof. The frontage is broken into ordered bays by the entrance, corner dressings and window groups. Because the building is set back behind mature frontage planting, its presence in the street scene will be filtered and oblique rather than continuous. The mass steps away from the site edges and does not intrude into the open view corridor identified by the Neighbourhood Plan.

## **8. Appearance and Materials**

The principal elevation uses coursed Cotswold stone with dressed stone detailing. Secondary elevations use pale through-coloured render consistent with the rendered vernacular found throughout the conservation area. The garage frontage also uses coursed Cotswold stone, with rendered sides and rear elevations to maintain subordination. The roof is finished in natural slate. Aluminium windows and doors are used throughout, with the public elevation adopting traditionally scaled openings in keeping with local character, and the garden elevation employing larger contemporary glazed units to maximise daylight, access and visual connection with the private amenity space. Rainwater goods are aluminium in a complimentary colour to the stonework. Final colours, pointing, joinery and eaves/verge details can be secured by condition.

## **9. Accommodation and Internal Layout**

Principal family rooms face the private garden and benefit from generous glazing. First-floor rooms use conventionally scaled openings. A rooflight over the landing brings daylight and ventilation into the centre of the plan. A ground-floor study and WC support home working and flexible occupation. The level approach and generous circulation provide a practical basis for inclusive use. Privacy is maintained through set-back, separation from the retained farmhouse and careful orientation of openings.

## **10. Access, Movement and Parking**

Vehicular access is via the approved eastern entrance. The approach provides direct access to the house and garage, with space for vehicles to enter, park and turn so they can leave in forward gear. The two-bay garage is supplemented by permeable forecourt parking. Pedestrian arrival is clear and direct to the centrally expressed entrance. No-dig permeable construction is indicated where appropriate to protect tree root zones. Cycle storage can be accommodated within the garage, and refuse storage is located on the southeast side with a practical route to the collection point.

## **11. Landscape, Drainage, Ecology, Arboriculture and Flooding**

The landscape strategy retains the mature green framework that defines the character of this part of The Street and contributes positively to the conservation area. Boundary trees along the frontage are recognised as an important component of the rural setting, and their protection has shaped the layout and access strategy.

An Arboricultural Report prepared by Certhia Consulting Ltd (August 2026) assessed all trees on and adjacent to the site in accordance with BS5837:2012. Three mature frontage trees—a Lombardy Poplar, a Wild Cherry and a London Plane—were identified as Category B specimens of clear landscape value. The proposed dwelling and garage have been positioned entirely outside their Root Protection Areas. The only interaction with the RPAs relates to the driveway and turning areas, which will be constructed using a no-dig cellular confinement system with porous surfacing under arboricultural supervision. Although the Wild Cherry will experience slightly more RPA coverage than ideal, the arboriculturist confirms that the species is resilient and that the proposed surfacing will allow continued root function without harm. Service trenches will be installed at the periphery of the RPAs with minimal shallow excavation, and temporary ground protection and fencing will be used throughout construction.

Ecological considerations have been addressed through a Preliminary Ecological Appraisal (PEA) Review undertaken by Coyne Environmental (September 2025). The PEA confirms that the site comprises amenity grassland, ornamental planting and managed boundaries of low ecological value. No evidence of bats, bat roost potential, nesting birds, badgers, amphibians or other protected species was found. The boundary vegetation offers limited habitat for common garden birds, but no features of ecological significance were identified. The PEA concludes that the proposed development will not result in adverse ecological effects and that no further surveys are required.

The site falls below the 0.2-hectare threshold for mandatory Biodiversity Net Gain under the Environment Act 2021. As such, a statutory BNG submission is not required. Nevertheless, the proposal incorporates proportionate ecological enhancements, including native planting, wildlife-permeable boundaries and opportunities for bird and bat boxes.

Flood risk for the site has been assessed using the Environment Agency’s long-term flood-risk mapping and the national surface-water flood-risk dataset. The site is located in Flood Zone 1, with no identified risk from rivers, the sea or groundwater, and lies outside all groundwater flood-alert areas. Surface-water modelling shows the land around the proposed dwelling to have a very low annual probability of flooding, both under present-day conditions and future climate-change scenarios. No part of the development footprint intersects areas of medium or high surface-water risk. As a result, the proposal is considered to be at minimal flood risk, and standard on-site drainage measures, including soakaways positioned at least five metres from the building, are sufficient to manage runoff in accordance with national guidance.

Surface-water drainage will be managed through on-site soakaways positioned at least five metres from the building, subject to infiltration testing and detailed design. Foul drainage will connect to the existing mains system serving Lydiard Farm. External lighting will be carefully controlled to avoid unnecessary illumination of tree canopies or boundary vegetation, preserving the rural night-time character of the conservation area.

## **12. Sustainability**

The scheme adopts a fabric-first approach with high levels of insulation and airtightness. An air-source heat pump is identified on the submitted plan, alongside low-energy lighting and efficient controls. Generous glazing and rooflights support daylight and ventilation. A split PV array is proposed to the east and west facing roof slopes to the rear. Durable external materials are selected for longevity and repairability. Mature green infrastructure is retained and biodiversity enhancements are integrated proportionately.

## **13. Planning and Policy Response**

The proposal responds positively to national and local policy. It provides a context-led design that preserves heritage significance, maintains view corridors and uses locally grounded materials. The set-back, green frontage, coherent traditional form and restrained roofscape preserve the character and appearance of the conservation area. The scheme accords with Core Policies 57 and 58, the Neighbourhood Plan’s LM1 design principles and the requirements of Section 72 of the 1990 Act. As a single dwelling on an enclosed garden plot within the built area, it aligns with Core Policies 1 and 2.

## **14. Heritage Impact and Conclusion**

The proposal introduces a dwelling onto garden land within the conservation area but retains the site's principal positive contribution: its mature green frontage and spacious set-back character. The design has a coherent domestic form, controlled roofscape and a locally grounded palette of reconstituted coursed Cotswold stone, render and slate. It does not intrude into the long views south from All Saints Church or reciprocal views from the open fields. The character and appearance of the conservation area would therefore be preserved.

The church's significance is high, but the application site is offset from its principal views and separated by distance and vegetation. The dwelling would not compete with the church, obscure any designated view or erode the open land that contributes most directly to its rural setting. The effect on the church's significance is neutral.

Taken as a whole, the proposal is capable of preserving the character and appearance of the Lydiard Millicent Conservation Area and the significance of nearby heritage assets. Detailed material samples, joinery and landscape protection can be secured through appropriately worded conditions.

## **15. Appendix A**

## Appendix A



Lydiard Farm – View looking at the front of existing property Lydiard Farm



Lydiard Farm – View looking at the left side of the property



Lydiard Farm - View looking at the front of the proposed site.



Lydiard Farm - View looking south towards the site from a distance.

Lydiard Farm - View looking southwest directly at the front of the building. Note the mature hedge line and trees that run along the front of the property.



Lydiard Farm - View looking northwest from The Street. The site is completely concealed by existing vegetation.



Circa 19<sup>th</sup> C properties opposite Lydiard Farm – Rendered walls, natural and recon stone, slate and pantile roof finishes with uPVC windows. Properties have been significantly extended during the 20th century. Note these properties are elevated significantly above the road level.



View of the Grade II listed All Saints Church and Church Farm (unlisted prominent building to the right) – Both structures features Cotswold stone walls, and roofs with stone detailing.