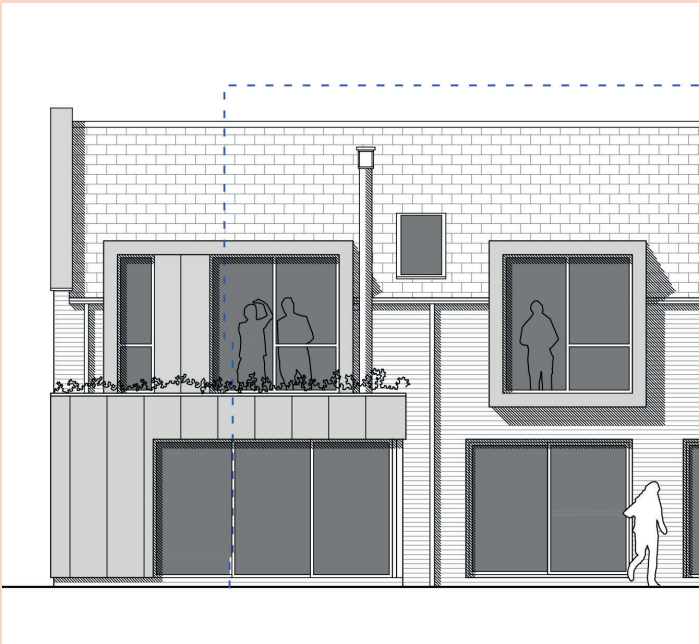




DESIGN AND ACCESS STATEMENT

in support of a

Full Planning Application

for

A New Dwelling

at

Garden Land at 144 St Edith’s Marsh

prepared by

Atelier 17 Ltd

Rev 01

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This document should be read in conjunction with the following information:

- Application Forms
- Drawings:
- A17 25 40 P01 -

A17 25 40 P02 -

A17 25 40 P03 -

A17 25 40 P04 -

A17 25 40 P05 -

A17 25 40 P06 -

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A17 25 40 P09 -

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- Location Plan

Existing Block Plan

Proposed Block Plan

Proposed Ground Floor Plan

Proposed First Floor Plan

Proposed Roof Plan

Proposed Elevations Sheet 01

Proposed Elevations Sheet 02

Proposed Elevations Sections

Proposed Drainage Plan

Proposed Ecology Enhancement Plan

Proposed Construction Management Plan
- Design and Access Statement
- Arboricultural Report
- Preliminary Ecological Assessment
- Drainage Report

Applicant:

Date:

Mr & Mrs Burbidge

May 2026

1.0 INTRODUCTION

This Planning Statement, Design and Access Statement has been prepared by Atelier 17 Ltd on behalf of the family owners of the site. It has been prepared in support of a full planning application for a contemporary dwelling at St Edith’s Marsh, near Devizes. The proposal are illustrated on the drawings as listed adjacent.

The site benefits from an extant permission for a dwelling, and this proposal seeks to deliver a significantly enhanced architectural response. The application has been assessed against the National Planning Policy Framework and the Wiltshire Core Strategy as part of the development of these proposals .

2.0 SITE DESCRIPTION AND CONTEXT

The site comprises garden land associated with an existing dwelling within St Edith’s Marsh. It is enclosed by established hedgerows and mature trees, which provide a strong sense of containment.

- The submitted site plan clearly demonstrates that:
- The development sits within an established residential plot
 - Existing boundary hedging is largely retained
 - The site is visually contained within the settlement

The surrounding pattern of development is generally characterised by detached dwellings set within mixed but mainly spacious plots. The proposal reflects this



pattern by maintaining generous spacing and a strong landscaped setting.

3.0 PLANNING HISTORY AND FALLBACK

The presence of an approved dwelling footprint and garage position is clearly shown on the site plan . This relates to Outline Application PL/2022/04974 and subsequent Reserved Matters Application PL/2024/07964, the latter being Approved on the 28/03/2025 This fall-back position carries substantial weight.

- Importantly:
- The approved scheme establishes the acceptability of built form in this location
 - The proposed dwelling broadly aligns with the established siting strategy
 - The proposal represents a refinement rather than expansion of development

The decision-maker must therefore consider whether the new design is preferable to the fallback. In this case, it clearly is.

The date of the Reserved Matters Approval was 28 March 2025. The conditions of the related Outline Approval was that the development should start within 3 years of the Outline Approval or within 2 years of the Reserved Matters Approval. As such the Fall Back position remains extant until the 28th March 2025.

IT is also the case the Local Authority can only provide a 2.8 year Housing Land Supply. Whilst this

is a single house on a windfall site, these sites play an important role in addressing the current shortfall when taken collectively across the County.

4.0 LAYOUT AND SITE PLANNING

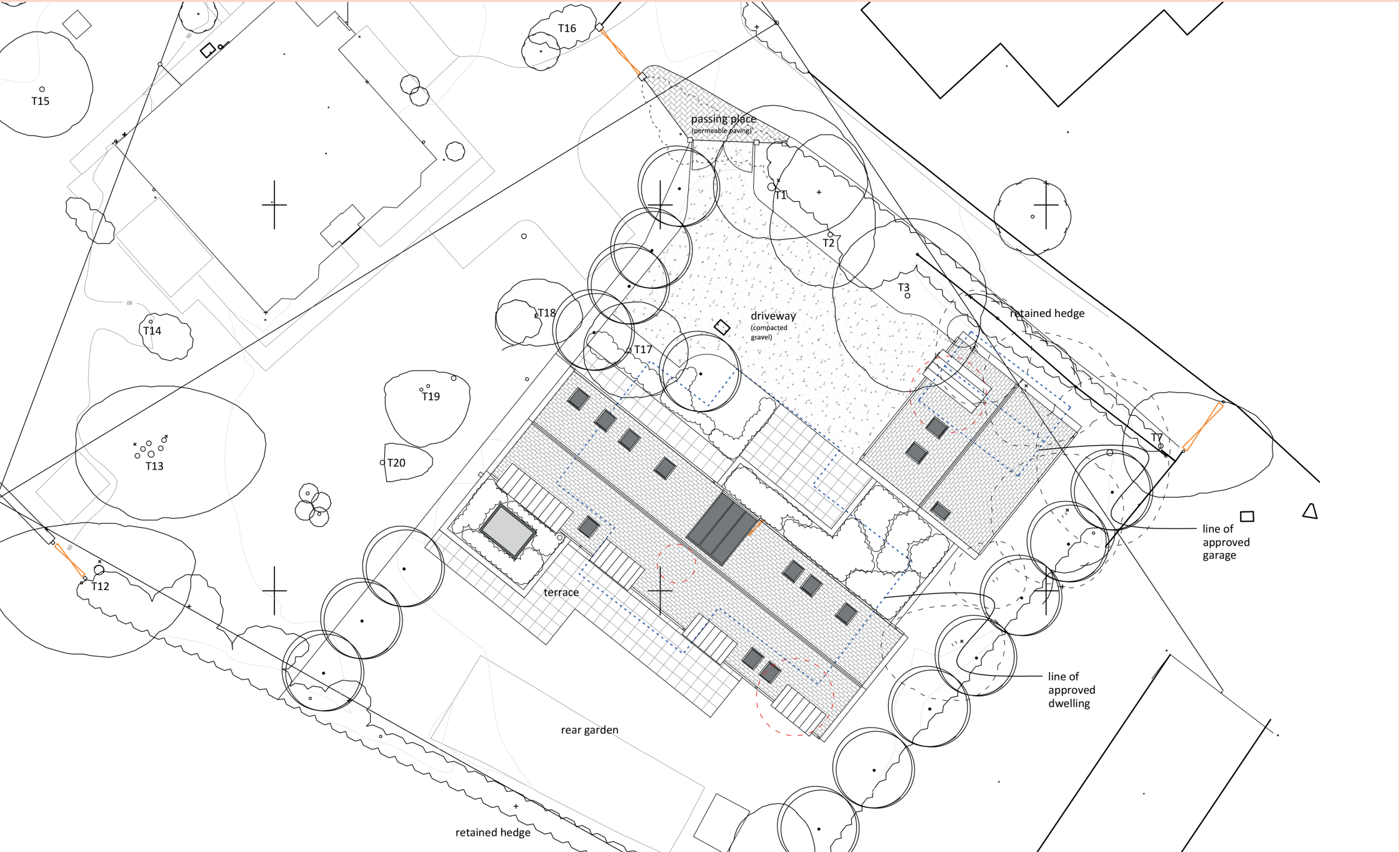
The proposed layout has been carefully structured to respond to both the site constraints and the approved scheme.

- The dwelling is positioned:
- Within the same general envelope as the

- approved building
- Set back within the plot to maintain a landscaped frontage
 - Oriented to define a clear relationship between access, parking, and private amenity space
 - A narrower footprint to provide more focused orientation to create a better relationship with the garden.

- The site plan shows:
- A gravel driveway providing a rural character

- approach in the same location as the extant consent
- A permeable paved passing place, supporting sustainable drainage
 - A clearly defined rear garden and terrace, providing private amenity space
 - The retention of hedgerows ensures that the development remains visually soft and well integrated where possible.



5.0 ACCESS AND MOVEMENT

Vehicular access is taken from the existing arrangement, as previously approved. The proposed layout incorporates:

- A functional driveway with sufficient turning space
- A spearate garage integrated into the built form by an interconnectng volume with the main house
- A passing place to facilitate safe vehicle movement
- The inclusion of permeable surfaces contributes to both highway safety and sustainable drainage objectives.
- Pedestrian movement is legible and direct, with a clear transition from arrival to entrance.

6.0 ARCHITECTURAL DESIGN

6.1 Design Concept

The dwelling adopts a contemporary architectural language that is grounded in the site’s rural context. Rather than replicating traditional forms, the design interprets them through:

- Simple, articulated volumes
- A restrained palette of materials
- Strong horizontal and vertical rhythms

The building is deliberately broken into components to reduce its perceived scale.

6.2 Scale and Massing

The elevations demonstrate that the building is composed of interlocking forms, avoiding monolithic



massing .

This approach:

- Reduces visual bulk
 - Reflects the informal character of surrounding development
 - Ensures the building sits comfortably within the plot
- The height and proportions are consistent with a domestic scale appropriate to the area.

6.3 Appearance and Materials

The material palette, as confirmed on the elevation drawings, includes:

- Red multi-stock facing brick
- Dark grey standing seam metal cladding
- Vertical untreated timber cladding
- Interlocking concrete roofing
- Sedum (green) roof elements
- Aluminium-framed windows and doors

This combination achieves a balance between:

- Contemporary expression
- Contextual sensitivity
- Durability and sustainability

The use of natural and muted tones ensures the building integrates into its landscape setting.

6.4 Relationship To Approved Scheme

The elevations also illustrate the outline of the extant consent , allowing direct comparison.

This clearly demonstrates that:

- The proposed dwelling remains within a comparable envelope

- Visual impacts are not materially greater
- The design quality is significantly enhanced

7.0 INTERNAL LAYOUT AND LIVING QUALITY

The ground floor plan shows a highly functional and well-considered internal arrangement .

Key features include:

- A large open-plan kitchen / dining / family space, forming the heart of the home
- Direct access to external terrace and garden
- Supporting spaces including utility, plant room, and storage

- Integrated garage and service areas

This layout promotes:

- Strong indoor-outdoor connections
- Efficient circulation
- High-quality living conditions

The inclusion of features such as a walkover window and laundry chute indicates a thoughtful and contemporary approach to design.

8.0 LANDSCAPE AND BIODIVERSITY

The proposal retains existing hedgerows and trees, which are key to the character of the site.

Additional measures include:

- Reinforcement planting using native species
- Maintenance of green boundaries
- Integration of a sedum roof to enhance biodiversity

These elements ensure compliance with Core Policies CP50 and CP51.

9.0 SUSTAINABILITY

Sustainability is embedded throughout the design.

The proposal includes:

- High-performance building fabric
- Opportunities for passive solar gain through orientation and glazing
- Green roof elements for biodiversity thermal performance and water attenuation
- Permeable paving to manage surface water
- Embracing modern technology including air source heat pumps and MVHR systems

These measures align with both local and national sustainability objectives.

10.0 RESIDENTIAL AMENITY

The proposal maintains appropriate separation from neighbouring properties and avoids harmful overlooking or overshadowing.

The internal layout ensures high levels of amenity for future occupants, supported by:

- Generous internal spaces
- Strong natural light provision
- Direct access to private outdoor space

11.0 PLANNING POLICY ASSESSMENT

The proposal complies with the Wiltshire Core Strategy as follows:

- CP1 & CP2: The development is acceptable in principle due to the extant permission and infill nature
- CP50: Biodiversity is protected and enhanced through landscaping and green roof

- CP51: Landscape character is preserved through retention of vegetation and sensitive siting
- CP57: The scheme delivers high-quality, contextually responsive design
- CP58: No harm to heritage assets
- CP60: Safe and appropriate access is provided

12.0 PLANNING BALANCE

The proposal delivers clear benefits:

- A fall-back position that establishes principle
- A marked improvement in design quality over the approved scheme
- Sensitive landscape integration
- Sustainable construction and drainage

There are no adverse impacts that would outweigh these benefits. Any visual change is limited and contained within an established residential context.

13.0 CONCLUSION

The proposed development represents a high-quality, policy-compliant scheme that responds intelligently to its context and significantly improves upon the extant permission.

It accords fully with the Wiltshire Core Strategy and the National Planning Policy Framework, and it should therefore be granted planning permission.





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