



DESIGN AND ACCESS STATEMENT

Former Nursery, Northleigh, Bradford on Avon, BA15 2RG
August 2026



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INTRODUCTION

Description

Approval of reserved matters for erection of 1 No. custom-build dwelling and associated access works (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 therefore seeks approval of the remaining reserved matters:

- 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 approved access and layout arrangements are retained.



Drive view of new dwelling

DESIGN EVOLUTION

A Considered Approach

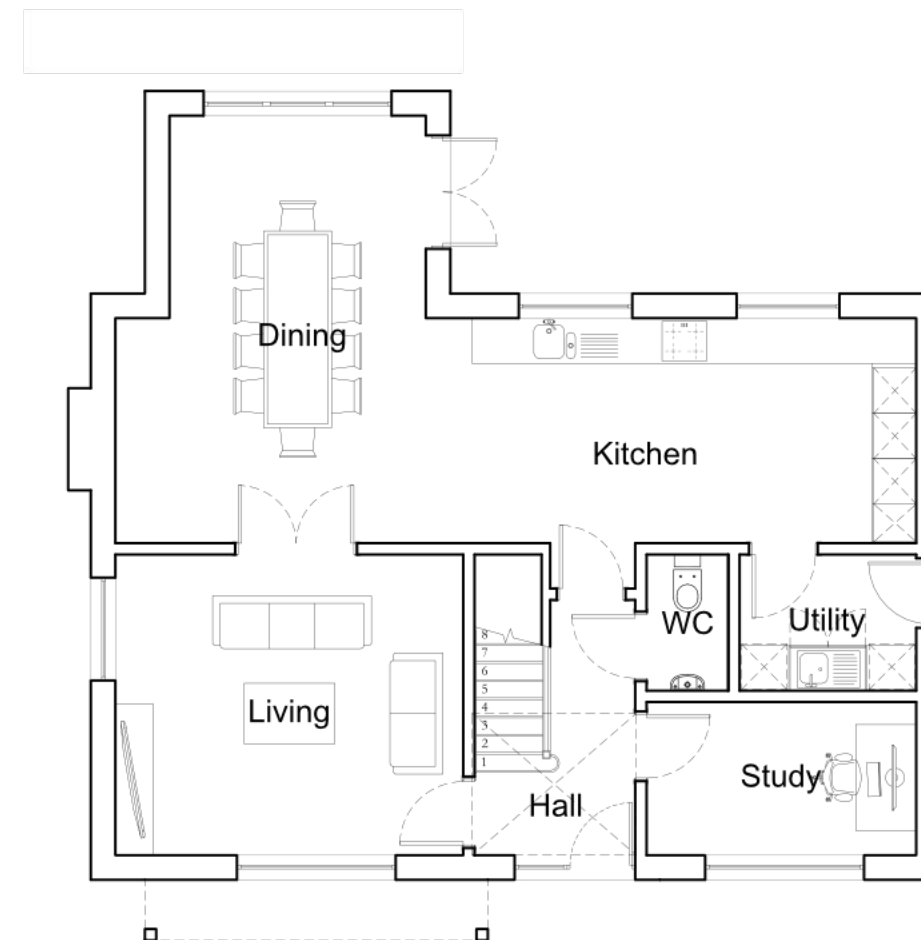
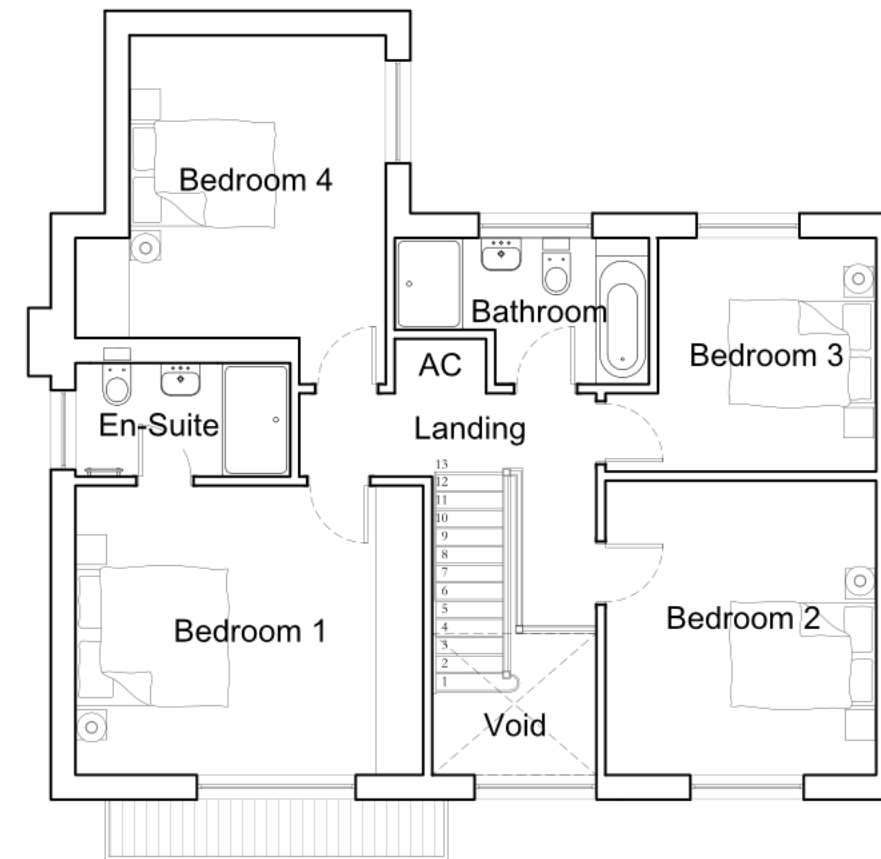
Since the outline stage, the detailed design of the dwelling has been developed as a compact two-storey family home, consistent with the scale and form envisaged at outline stage.

The approved layout is retained, with the dwelling and detached garage remaining in their established positions within the site.

The detailed design has been developed to:

- Concentrate the accommodation within a compact two-storey form, retaining generous garden and landscaped areas around the dwelling
- Maintain a comfortable relationship with neighbouring properties and established site boundaries
- Respond to the varied domestic character of Northleigh through simple pitched roofs and articulated gable forms
- Break down the perceived mass of the dwelling through changes in form, material and roofscape
- Provide a clear relationship between the principal living spaces and the private rear garden

The resulting form is recognisably domestic in scale and character, while providing a contemporary interpretation of the surrounding built context.



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 varied in scale and appearance, with a mixture of traditional pitched-roof dwellings 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 compact, articulated two-storey 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



APPROVED LAYOUT

Site Arrangement

The layout and access arrangements were approved at outline stage and are retained as part of the detailed proposals.

The approved outline dwelling footprint is shown for comparison on the proposed site plan. The detailed dwelling has a footprint of approximately 102 sqm, compared with approximately 104 sqm at outline stage. The detailed design therefore retains the established siting and overall development parameters while marginally reducing the building footprint.

The dwelling remains positioned centrally within the site, maintaining an appropriate relationship with neighbouring properties, the highway and established boundaries.

The site arrangement provides:

- A clearly defined arrival from the approved access
- A detached garage positioned adjacent to the driveway
- Private garden areas to the rear of the dwelling
- Generous landscaped areas around the building
- Appropriate separation from neighbouring properties and boundaries

The approved arrangement provides a clear and legible site composition while allowing the detailed design of the dwelling, its appearance and landscaping to be resolved through this Reserved Matters application.

SCALE

Dwelling Scale

The dwelling adopts a compact two-storey form, reflecting the varied scale and proportions of surrounding residential development.

The approved outline dwelling footprint is shown for comparison on the proposed site plan. The detailed dwelling remains within the overall envelope established by the approved dwelling footprint and associated hardstanding, retaining the approved siting and overall development parameters. The detailed design has been refined through the Reserved Matters stage, with the dwelling footprint marginally reduced from that shown at outline stage.

The dwelling uses familiar domestic proportions, with a traditional pitched roof, modest eaves height and articulated gable forms. The roofscape and elevations are broken down through projecting gables and changes in material, reducing the perceived mass of the building and providing visual interest.

The surrounding area contains a varied range of dwelling forms and heights, and the proposed two-storey dwelling sits comfortably within this established context.

Existing vegetation around the site, particularly along the road frontage, provides additional screening and helps the dwelling sit comfortably within its landscaped setting.

The detached garage remains single storey and clearly subservient to the main dwelling.

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.

Secure and convenient cycle storage is provided within the garage, providing covered and easily accessible storage for occupants.

Provision is also made for refuse and recycling storage within the site, with bins stored discreetly and presented at the roadside for collection.



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:

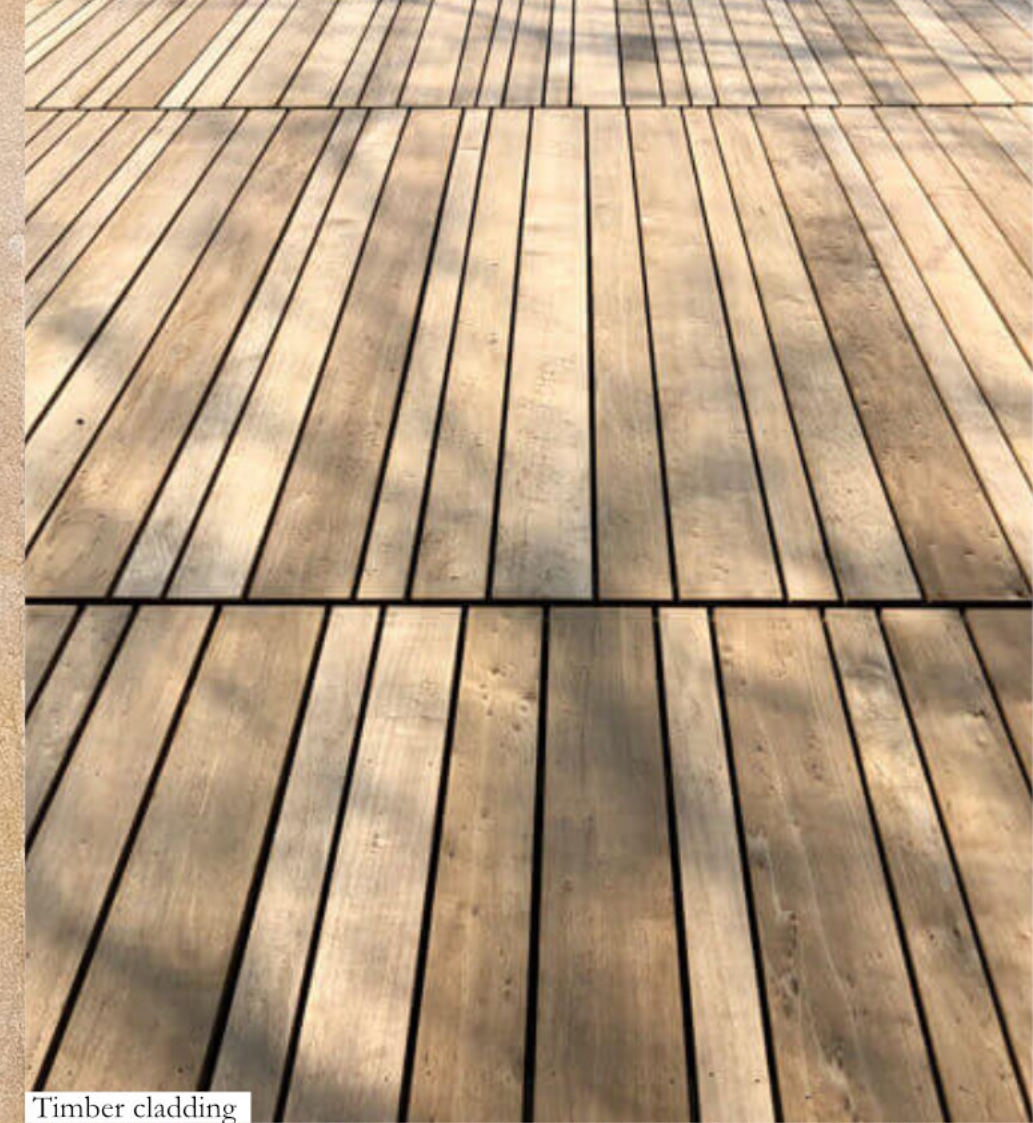
- Rubble stone forms the principal walling material, providing a strong connection with the local vernacular
- Ashlar stone is used selectively to the plinth and quoins, providing refinement to key elements
- High-quality timber cladding is used to selected areas to introduce warmth, contrast and variation
- Dark brown roof tiles are proposed to complement neighbouring dwellings and reinforce the traditional pitched-roof character

The elevations are carefully proportioned and articulated through projecting gables, changes in material and well-proportioned openings. These elements help to break down the overall mass and create a coherent domestic composition.

The overall approach is contemporary but restrained, offering a considered interpretation of familiar local forms and materials.



Ashlar stone



Timber cladding



Roof tiles



Rubble stone

LANDSCAPING AND ACCESS

Landscaping

The landscape strategy prepared by Clive Warwick Landscape Design 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 parking and access 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 arrangement.



View of rear of dwelling

CONCLUSIONS

Planning Policy Context

The principle of development, together with access and layout, has already been established through outline planning permission PL/2024/11561.

For the purposes of the Reserved Matters application, particular regard has been given to the relevant design and landscape policies of the Wiltshire Core Strategy, including:

Core Policy 51 (Landscape), which seeks to protect, conserve and where possible enhance landscape character

Core Policy 57 (Ensuring High Quality Design and Place Shaping), which requires development to respond positively to local character, built form, height, mass, scale, materials and landscape setting

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 and contextually appropriate design consistent 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:

- Retains the layout and access arrangements established through the outline permission
- Provides a compact two-storey dwelling of appropriate domestic scale and proportion
- Uses articulated gables, roof forms and materials to break down the perceived mass of the building
- Integrates successfully within the landscape, with planting and boundary treatments reinforcing the site's relationship with its surroundings
- Delivers a high-quality, well-resolved design that responds positively to the character of Northleigh



View of front of dwelling