

DESIGN & ACCESS STATEMENT

PROJECT	– Planning for New Dwelling at 2 North End
JOB NO	– 2619
DATE	– September 2026
PURPOSE	–Planning Application Submission
REF	– 2 North End/Planning/Design & Access Statement
REV	– A

Contact Details:

Applicants:

Skyline Rental
The Old Post Office
41-43 Market Place
Chippenham
Wiltshire
SN15 3HR

Site:

2 North Road
Calne
Wiltshire
SN11 9DQ

Agents:

Concept Drawing & Design Architects
30 Buzzard Road
Calne
Wiltshire
SN11 9RW

Telephone: 07557505990
Email: concept@drawinganddesign.co.uk



Photograph 1 - View of 2 North End site area from the Road

Project:

To obtain planning approval for the construction of a new building for a new dwelling at 2 North End.

Application:

Over the years, a number of planning applications have been submitted for the nearby properties, including 2 North End. A householders planning application was submitted for the site in September 2024 for a proposed two storey extension and was approved with conditions under application PL/2024/07095.

On the 8th October 2025, planning approval was given under application PL/2025/04025 for two flats.

The extension and two flats were proposed to be in a similar location to the proposed new dwelling of this application.

The Building in its Environment

The site is located at 2 North End, Calne, Wiltshire, which is off Lickhill Road that goes directly into the town centre.

The town is fortunate to have a range of transport facilities provided by public transport, which can then be used to provide access to the nearest train station in Chippenham.

In the current Local Plan (North Wiltshire Local Plan – Adopted 2011), 2 North End is not located in a ‘Conservation Area’ as shown in Image 1, or in an Area of Outstanding Natural Beauty.

The site itself is currently a piece of residential land to the side of the existing property as in photograph 1 with a gravel area to the front/side and paved area to the back. There is also a grass area in the back garden.

Image 1 shows that 2 North End is not within the Conservation Area (blue hatching). Information obtained from Wiltshire Council website. This information is only to be used as part of the planning application submitted to Wiltshire Council and for no other purpose.



It is also noted that there are no Tree Preservation Orders (TPO) on the site.

Having reviewed the planning website it appears that none of the nearby buildings that are listed will not have their settings affected by the proposed scheme.

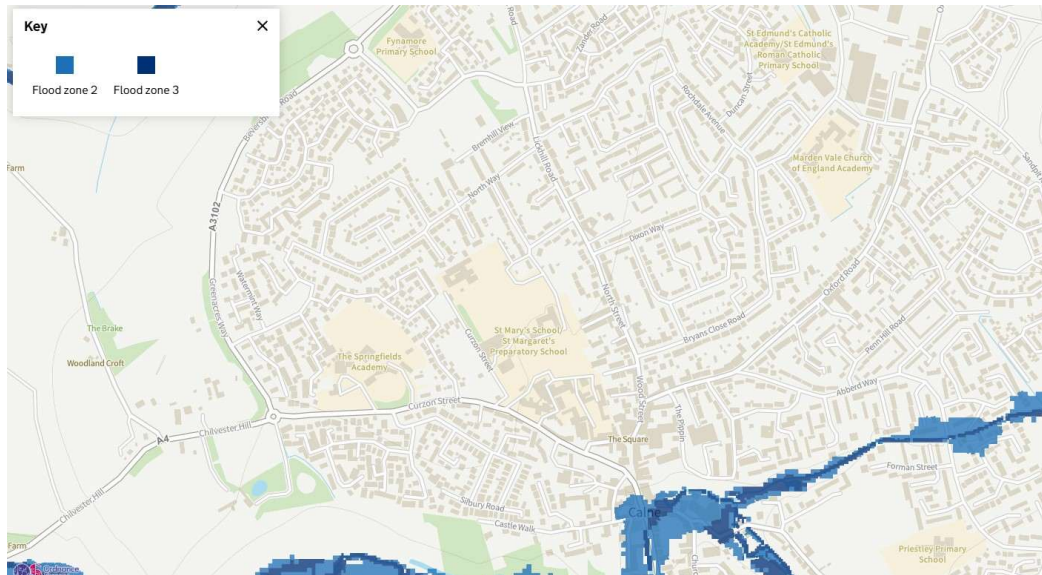
Image 3 shows the location of the listed buildings near the proposed site. This information is only to be used as part of the planning application submitted to Wiltshire Council and for no other purpose.



As per the Environment Agency image, 2 North End is located in a flood risk zone 1 area. Refer to the below image.

Therefore, it appears that the creation of the proposed new dwelling to the side of the existing property will not impact on the surface water run off or further restrict it.

Image 4 shows the flood risk zone for 2 North End.



The Area Affected by the Proposal

The site itself is currently a semi-detached property with a large area of gravel around the front and side with a mixture of hard landscaping and grass to the rear as shown in photograph 1, 2 and 3. To the front there is also a part grassed and paved area that will be removed and replaced with hard landscaping for a parking area for 2 North End.

To the side is a large gravel area that was used as parking for the existing property, which is now going to be used for the location of the new dwelling. To the rear, the gravel area will be removed and replaced with some hard landscaping. It is intended that the large existing hard landscaped area to the rear will be returned back to a grassed area.



Photograph 2 - View of front garden of 2 North End and side gravel area.



Photograph 3 - View of gravel area to the side of the existing property where the new dwelling is going



Photograph 3 - View of the garden to the rear of the property

Statement of Need

The current property has a significantly sized side area that is much bigger than any of the neighbouring properties, which suggest that the site is more than required for the property on it. With the current requirement for new housing in the area to be in high demand, it appears to be an ideal location for an additional dwelling to be provided that could in return be used by a family. Therefore, a site that once housed one family can now contain two families.

Calne is becoming a popular town that is expanding due to recent demands for people to live in the area. This appears to be partly due to the location of the town that can provide fantastic access to London via the train station in Chippenham that has a service where you can arrive in Paddington in just over an hour. Added to this is the surrounding areas of Calne that can provide countryside, historic locations, and shopping amenities.

In more recent years, there has been significant growth of new housing estates in the town that have seen the local amenities of schools, doctors and dentist overrun with such large new schemes. On top of this the new estates have been built on green field land. This proposed scheme not only reduces the impact of new housing in the area for a proposed scheme by only being one unit, it is also on a brownfield site where the local wildlife will not be affected.

The Proposals

The proposals are modest and take consideration of the style, integrity and age of the surrounding area through a modest design and scale. Therefore, it is prudent to state that where possible the proposed building aims to be of similar sizing to the nearby buildings. Where windows face gardens to the rear, they are predominately on the ground floor to prevent overlooking and maintain the privacy of the neighbours.

NPPF does state as a core principle that any design should ensure a good standard of amenity for all existing and future users of the building. This requires that good design ensures that there is still ample space for existing dwelling amenities, which this site will continue to have following the completion of the proposed work.

As part of the proposal, the car parking has been designed to allow cars to park on the site with no off road parking.

To provide more sustainable elements for the building it is intended to provide electrical charging points to the car parking spaces and solar panels to the roofs of the dwellings.

Overall, the proposed work will provide a high standard of design that is maintained in keeping the appearance, character and environmentally quality of the site and surrounding area.

The proposed work is as per the following categories:

The Proposed Development

- Construction of a new dwelling with associated landscaping to the side and rear of the property.
- To the front will be a new tarmac/hard landscaped drive with parking spaces with electric charging points.
- Spaces for bins, etc to also be provided.
- The existing front garden of the existing property to be converted into parking areas.
- New dropped kerbs to the existing and proposed properties to allow vehicles to drive safely onto the site.
- Alteration to rear garden areas.

Planning policy considerations

Principle of development

The site lies entirely within the existing settlement boundary of Calne, which is designated as a Principal Settlement within the adopted Core Strategy. It therefore represents a sustainable location for such development in principle and accords with Core Policies 1 and 2, i.e.

Within the limits of development, as defined on the polices map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.” (Core Policy 2).

Biodiversity

As referred to above, the existing site consists of a private garden containing a regularly-mown grassed area with extensive gravel and hard landscaping. The site is of little biodiversity value, although opportunities will be taken to improve this through new landscaping.. Therefore, it is considered that the proposal generally accords with policy CP50.

Design and layout

As referred to above the design, siting and use of materials in the new dwellings have been influenced by the architectural vernacular in the local area (as well as some new) and is broadly in keeping with the character and appearance of existing residential properties. Reconstituted stone and tiles are common features on the walls and roofs of existing dwellings.

The development therefore accords with Core Strategy policy CP57.

Parking

With regards to parking, two off-street spaces are provided for the existing property and three new spaces for the new dwelling.

The overall level of parking provided is considered to be reasonable, considering the very accessible location of the site in terms of distance to important community facilities and public transport routes.

The proposal therefore accords with Core Strategy policy CP61 and guidance contained within the National Planning Policy Framework NPPF).