

Design & Access Statement

Proposed Three Bedroom Dwelling

8 Edrics Green, Cholderton, Wiltshire

Erection of one three bedroom dwelling
within the curtilage of 8 Edrics Green, Cholderton



Applicant:	Mr & Mrs Hopkins
Prepared by:	The Home Shop
Date:	21st September 2026
Revision:	Rev. A
Status:	Final - Planning Application Submission

DESIGN AND ACCESS STATEMENT

Proposed Three-Bedroom Dwelling

8 Edrics Green, Cholderton, Wiltshire, SP4 0DP

Erection of one three-bedroom dwelling within the curtilage of 8 Edrics Green

Applicant	Mr & Mrs Hopkins
Prepared by	The Home Shop
Date	24 September 2026
Revision	Rev. A – Revised Design and Access Statement
Status	Planning Application Submission
Drawing basis	A25/929/01–09 and submitted supporting reports

This revised statement has been prepared to present the design rationale, site response and access arrangements more clearly against the adopted Wiltshire design framework and the submitted scheme.

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1. Introduction

This Design and Access Statement accompanies the application for the erection of one three-bedroom dwelling within the curtilage of 8 Edrics Green, Cholderton. The application site is approximately 583m² (0.0583 hectares) and is presently part of the residential curtilage of No. 8.

The applicants are the current owners and occupiers of No. 8. Their intention is to occupy the proposed dwelling and retain the existing dwelling for extended family use. The proposal has therefore been developed as a carefully contained addition to an established residential group, while retaining a satisfactory level of amenity for both dwellings.

The statement explains how the proposal has evolved from an assessment of the site's physical constraints, the character of Edrics Green and the relationship with Nos. 8 and 9 Edrics Green and the dwelling to the east. It should be read alongside the submitted plans, including the Location Plan, Site Plan, Floor Plans, Elevations, Street Scenes, Constraints Plan and Urban Grain drawing as scheduled in Appendix A, together with the Preliminary Ecological Appraisal and Phosphorus Mitigation Statement.

2. Design and Planning Context

The design has been prepared with regard to the adopted Wiltshire Core Strategy, in particular Core Policy 57 (Ensuring High Quality Design and Place Shaping), and the Wiltshire Design Guide adopted as a Supplementary Planning Document in February 2024. The Design Guide is intended to add locally relevant guidance to Core Policy 57 and carries material weight in planning decisions.

Nationally, the proposal has also been considered in the context of the National Planning Policy Framework (NPPF), revised on 17 August 2026, particularly the principles concerning well-designed places, effective use of land, residential amenity, sustainable transport, climate response and the natural environment.

The Wiltshire Local Plan Review 2020–2038 was withdrawn from examination in May 2026 and therefore does not form part of the adopted development plan. The revised statement accordingly avoids relying on the withdrawn plan as though it were adopted. The adopted Wiltshire Core Strategy and other extant development plan documents remain the principal local policy framework, together with relevant supplementary guidance and material considerations.

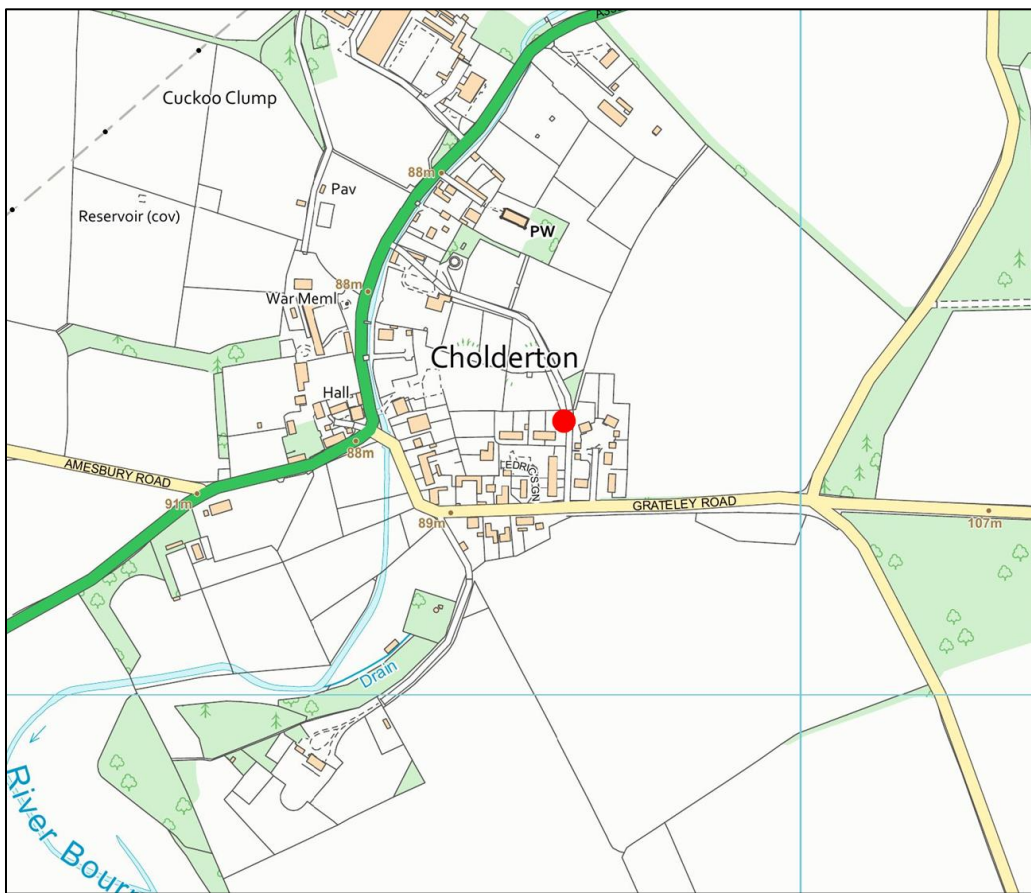
Cholderton is identified as a Small Village in the Wiltshire Core Strategy. The proposal is therefore approached as a small-scale infill opportunity within the established built form, with particular emphasis on respecting the existing character and avoiding elongation or consolidation of a loose-knit settlement pattern.

3. Site and Surrounding Context

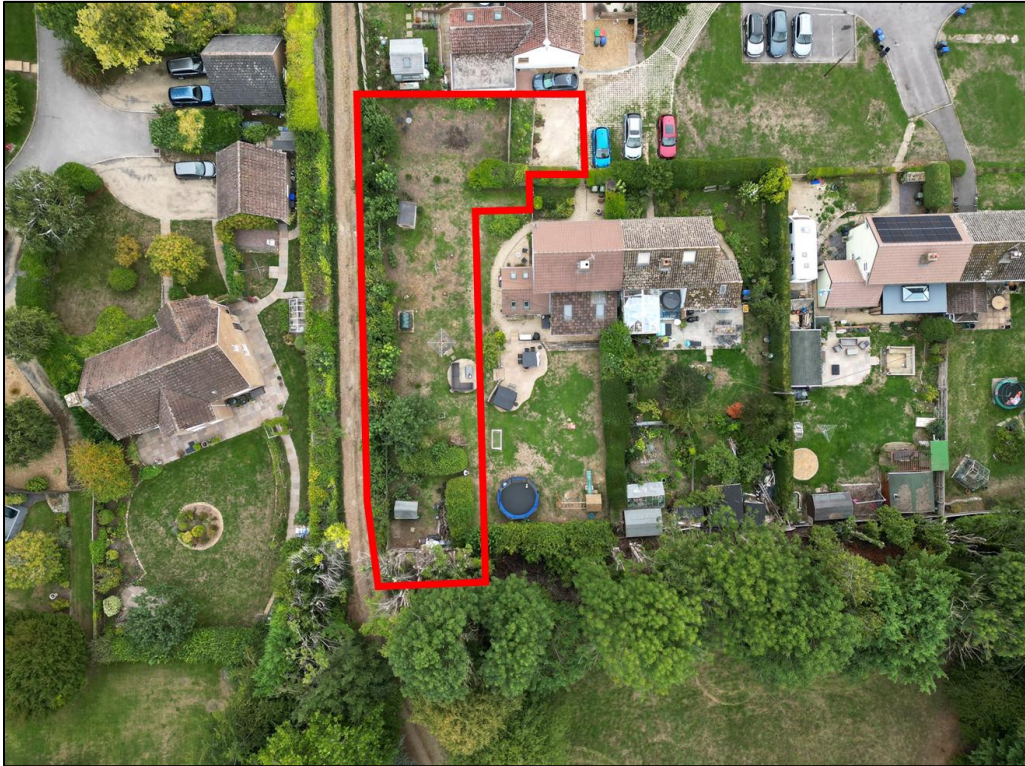
3.1 The site

The site forms part of the existing residential curtilage of 8 Edrics Green. It is located within the established group of dwellings at Edrics Green, with No. 8 to the south-west, No. 9 immediately to the south/east and further residential development, including a dwelling in Beech Hanger, to the east.

The submitted location plan shows the site within the built area of Cholderton, with Grately Road forming the principal road connection to the south. The site is served by the established Edrics Green access arrangements.



Site Location



Aerial Site Photo

3.2 Existing character

The immediate character is informal and residential, with detached and semi-detached forms, a mixture of one- and two-storey buildings and a consistent use of white-painted brickwork and red/brown tiled roofs. The photographs in the existing Design and Access Statement show that the existing dwellings in the close share these broad material characteristics.



The proposal responds to this context rather than introducing a contrasting architectural language. Its chalet form is intended to sit between the two-storey scale of No. 8 and the lower form of No. 9, providing a transition in height and massing.

3.3 Landscape and vegetation

The site is predominantly domestic garden. A mature hedgerow forms an important northern boundary and established vegetation is present around the wider curtilage. The constraints plan identifies the root protection area of the existing tree to be retained. The layout has been arranged to respect this constraint and to retain important boundary vegetation where practicable.

The submitted site plan identifies protective tree fencing. We acknowledge that the existing trees on site will require protection and will supply a formal arboricultural assessment plan by way of a planning condition.

A preliminary ecological appraisal report has been prepared and included and the Ecological enhancements, including an integrated bat box, habitat brushwood pile and bird nesting features have been incorporated into the design.

4. Design Evolution and Constraints

The scheme has been informed by the submitted Constraints Plan (A25/929/08) and Urban Grain drawing (A25/929/09). The principal design constraints and opportunities are:

- the existing frontage and building line of Edrics Green;
- the established relationship between Nos. 8 and 9 Edrics Green;
- the root protection area of the existing tree to be retained;
- existing mature hedging and boundary vegetation;
- the need to avoid unacceptable overlooking towards neighbouring properties;
- the site's changing levels, including the opportunity to lower the new dwelling relative to the existing house;
- the solar path and the opportunity to provide good natural light and solar gain; and
- the need to maintain practical parking, turning and access arrangements for the existing and proposed dwellings.

The Urban Grain drawing demonstrates that the plot can accommodate a dwelling which completes the built form without creating a separate or visually isolated building. The proposal uses the frontage to reinforce the street scene while keeping private garden space to the rear.

5. Design Proposal

5.1 Layout and relationship to neighbouring buildings

The proposed dwelling is positioned between Nos. 8 and 9 Edrics Green and is deliberately arranged to read as part of the established group. The building provides a clear frontage while maintaining separation between the principal built forms.

The plan form has been arranged so that the main living accommodation benefits from good outlook and daylight while avoiding direct or unacceptable views towards neighbouring private garden areas. The front elevation includes no windows facing the host dwelling, as identified on the submitted elevation drawing.

The relationship between the new and existing homes has been a primary design consideration. The retained garden to No. 8 is approximately 21m deep and 11.5m wide, while the proposed dwelling has a rear garden approximately 21m deep and 12.5m wide. These dimensions demonstrate that the subdivision does not leave the host dwelling with an incidental or residual garden.

5.2 Scale, height and massing

The proposed dwelling is a chalet-style building. Its scale is deliberately transitional: it sits between the two-storey form of No. 8 and the lower bungalow form of No. 9.

The ground floor of the proposed dwelling is lowered by up to approximately 1.3m in response to the site's levels. The submitted street-scene drawings demonstrate that the overall height is below the average height of the surrounding buildings. The roof form deliberately steps down towards the lower building, reducing the visual impact of the new development and helping it sit comfortably within the existing roofscape.

5.3 Architectural character

The architectural language takes cues from the immediate surroundings rather than relying on a generic house type. The proposal uses a simple gabled and chalet form, with dormer elements and a lower carport wing which steps down in height deliberately and gradually reducing the mass of the build form in respect of the lower bungalow at 9 Edrics Green. Therefore, the principal frontage is designed to contribute positively to the existing street scene.

The proposal is intentionally contemporary in its arrangement but familiar in its materials, proportions and roof form. This approach reflects the Wiltshire Design Guide's emphasis on site-specific design and local distinctiveness.

6. Materials and Detailing

The immediate context includes white-painted brickwork, red/brown interlocking tiled roofs and white upvc or light-coloured window frames. The proposed dwelling adopts this palette so that the new building relates visually to No. 8 and the wider close.



Materials of 8 Edrics Green

Element	Proposed approach
Walls	Brickwork painted white to match the established character of Edrics Green.
Roof	Red interlocking concrete tiles, matching the material character of the host and neighbouring dwellings.
Windows and doors	White/light-coloured frames, with proportions and detailing appropriate to the chalet form.
Roof-mounted solar PV	Solar panels integrated on the main roof slopes, arranged to minimise visual clutter and to work with the roof geometry.
Boundary between dwellings	Brickwork wall with timber close-board fencing above, providing a clear and durable division between the properties.
External surfaces	A restrained palette of hard surfaces, planting beds and permeable/appropriate surfacing as shown on the submitted Site Plan.

The use of a consistent material palette is important because the proposal is close to existing homes and will be experienced primarily as part of the existing Edrics Green group.

7. Residential Amenity

7.1 Existing neighbours

The proposal has been designed to protect the living conditions of the occupiers of Nos. 8 and 9 Edrics Green and the dwelling to the east. The constraints analysis identifies directions where outward-looking windows would be inappropriate, and the submitted layout and elevations respond by controlling window positions and orientation.

The building is positioned and scaled to avoid an overbearing relationship with adjoining homes. The lowered ground level and stepped roof form further reduce perceived bulk.

7.2 Future occupiers

The dwelling provides three bedrooms, a study, kitchen/diner, living room, utility and sanitary accommodation. The principal rooms have access to external outlook and natural light. The proposal also provides a substantial private rear garden and dedicated parking/turning within the site.

The design therefore provides a coherent internal arrangement together with usable external amenity space.

8. Landscape, Ecology and Biodiversity

The proposal retains important existing vegetation where practicable and introduces new planting beds around the building frontage to soften the built form. A complete landscaping scheme will be provided and secured by way of a planning condition when required.

The existing mature hedgerow and retained tree are important components of the site's established landscape setting.

The site plan identifies ecological enhancements informed by the Preliminary Ecological Appraisal, including an integrated bat box on the southern gable, a deadwood/brushwood habitat pile and bird nesting features. These measures are incorporated into the submitted scheme.

The application site is approximately 0.0583 hectares. Under the biodiversity net gain regime in force from 6 August 2026, development on a site of 0.2 hectares or below is exempt from the statutory BNG requirement, subject to the statutory scope and exemptions. Notwithstanding this, the scheme retains and enhances habitat features where reasonably practicable.

9. Sustainability and Energy

The design incorporates sustainability measures appropriate to a single new dwelling. The principal roof slopes provide suitable space for solar photovoltaic panels, which are shown on the submitted elevations.

- space and water heating will be provided without on-site fossil-fuel combustion;
- solar photovoltaic panels are integrated into the roof design;
- the building fabric will meet the applicable energy-efficiency requirements of the Building Regulations;
- the layout makes use of natural daylight and solar orientation, while overheating risk will be addressed through the detailed design;
- water-efficient fittings and appliances will be incorporated; and
- electric vehicle charging provision and secure cycle storage are provided.

The detailed building specification will be developed through Building Regulations and construction-stage design. The planning submission establishes the key principles at application stage without relying on unverified performance claims.

10. Access, Movement and Parking

10.1 Vehicular access

The proposal uses the established access arrangement serving Edrics Green. No new strategic road connection is proposed. The new dwelling has its own parking and turning area within the site, avoiding reliance on the communal courtyard or informal parking associated with neighbouring properties.

The submitted Site Plan demonstrates that the parking and turning arrangement can operate independently of the existing parking arrangements for No. 8 and No. 9 Edrics Green. Up to four parking spaces are shown for the proposed dwelling, with two spaces retained for the existing dwelling.

10.2 Pedestrian access

The main entrance is located on the principal frontage and has a direct relationship with the parking and approach area. The layout is legible and avoids unnecessary pedestrian routes through private garden areas.

Detailed access gradients, thresholds and entrance arrangements will comply with the applicable Building Regulations. The final landscape treatment will maintain a clear and safe route to the principal entrance.

10.3 Cycling and electric vehicles

Secure cycle storage is provided to encourage cycle use. Electric vehicle charging provision is also incorporated, supporting lower-emission transport choices.

10.4 Refuse and servicing

A dedicated bin storage/hardstanding area is identified on the Site Plan. Refuse can therefore be stored and presented without obstructing the principal access or private garden areas.

11. Drainage and Water

The existing Edrics Green properties are served by a communal wastewater treatment arrangement. The submitted Phosphorus Mitigation Statement explains that the existing treatment works serving Edrics Green are being upgraded and that the proposed dwelling is intended to connect to the upgraded system, subject to the necessary arrangements and mitigation.

The phosphorus mitigation note identifies a calculated requirement of 0.64kg total phosphorus for the proposed development and identifies the proposed connection to the upgraded Bio Bubble wastewater treatment works as the basis of the nutrient-neutrality calculation. The drainage and nutrient position should therefore be secured through the relevant application documents and any necessary planning condition or legal mechanism.

Surface-water management will be designed so that the development does not increase flood risk elsewhere. The submitted Planning Statement identifies the site as being at very low fluvial and surface-water flood risk, with groundwater considered as a site-specific matter. Sub-soil is identified to be chalk which has high permeability rates ideal for soak-aways.

12. Planning and Heritage Considerations

The proposal is a single dwelling within an established residential group. Its design has been developed to respect the existing pattern of development, local materials, roofscape, landscape features and neighbouring amenity.

The submitted information identifies no heritage asset or conservation designation that requires a specialist heritage-led design response. The proposal nevertheless uses the established architectural character of Edrics Green as its principal contextual reference.

Cholderton is identified as a Small Village in the adopted Wiltshire Core Strategy. The proposal is designed as a contained infill opportunity rather than an outward extension of the village. It does not seek to elongate the settlement or establish a new isolated group of buildings.

13. Design Response Summary

Design consideration	Response
Settlement and urban grain	Contained infill between existing dwellings, completing the established built form.
Local character	White-painted brickwork, red interlocking roof tiles and a domestic chalet form respond to the immediate context.
Scale	Chalet form mediates between the two-storey No. 8 and lower No. 9; ground level lowered by up to approximately 1.3m.
Street scene	A clear frontage contributes to Edrics Green while the stepped roof reduces perceived bulk.
Privacy	Window positions and orientation respond to the constraints analysis and avoid direct views towards sensitive neighbouring areas.
Amenity	Substantial private gardens retained/provided, including approximately 21m garden depth to both the existing and proposed homes.
Landscape	Existing mature vegetation retained where practicable; new planting beds soften the frontage.
Ecology	Integrated bat and bird features and habitat pile incorporated in accordance with the ecological recommendations.
Energy	Solar PV, efficient building fabric, non-fossil-fuel on-site heating and EV charging/cycle storage.
Access	Existing Edrics Green access arrangement retained; on-site parking and turning avoid worsening neighbouring arrangements.
Drainage	Connection to the upgraded communal wastewater system proposed, with phosphorus mitigation documented separately.

14. Conclusion

The proposed dwelling has been developed from a site-specific assessment of the existing built form, landscape features, levels, access arrangements and relationships with neighbouring properties. The design is intentionally modest in scale and uses the existing architectural language of Edrics Green while providing a clear and coherent contemporary interpretation.

The key design response is the use of a chalet form and lowered ground level to mediate between the surrounding building heights, combined with a stepped roofscape, restrained materials and careful window positioning. The layout retains meaningful private amenity for the existing home, provides a substantial garden for the new dwelling and contains parking and turning within the site.

The scheme also incorporates solar PV, electric vehicle charging, cycle storage, ecological enhancements, retained vegetation and measures addressing wastewater phosphorus. Taken together, the proposal provides a site-responsive and legible addition to the established residential group at Edrics Green.

This statement should be read with drawings A25/929/01–09 and the submitted Planning Statement, Preliminary Ecological Appraisal and Phosphorus Mitigation Statement. The detailed design is capable of being secured through the approved drawings and appropriately worded planning conditions where necessary.

Appendix A – Submitted Drawings and Supporting Documents

Reference	Document
A25/929/01	Location Plan
A25/929/02	Site Plan
A25/929/03	Floor Plans
A25/929/04	Existing Elevations / Proposed Front and Side Elevation
A25/929/05	Proposed Elevations
A25/929/06	Proposed Street Scene
A25/929/07	Proposed Street Scene
A25/929/08	Constraints Plan
A25/929/09	Urban Grain
Supporting	Planning Statement
Supporting	Preliminary Ecological Appraisal – Wild Earth Ecology
Supporting	Phosphorus Mitigation Statement – Tony Langridge Consulting Ltd, September 2026

Note: the original statement's contents page listed sections on community involvement and planning history, but no substantive text for those matters was included in the supplied statement. They have therefore not been presented as established facts in this revised version.

Appendix B – Key Policy / Guidance References

- Wiltshire Core Strategy (adopted January 2015), including Core Policies CP1, CP2, CP3, CP41, CP42, CP45, CP50, CP51, CP57, CP60–CP62, CP64, CP67, CP68 and CP69, insofar as relevant.
- Wiltshire Design Guide Supplementary Planning Document, adopted February 2024.
- National Planning Policy Framework, revised 17 August 2026.
- Relevant Planning Practice Guidance and the statutory biodiversity net gain guidance applicable at the date of application.

Appendix C – Existing Site Photos



Site Entrance between 8 Edrics Green and 9 Edrics Green



Southern end of the site looking towards 8 Edrics Green



Southern end of the site facing north



Centre of the site facing south



Rear of 8 Edrics Green