



Design and Access Statement for development at
Abbey Gardens, Blunston

History and present day

The plot was connected to Godstow Nunnery, but following Henry VIII dissolution of the monasteries, it came into the Brydges family, who built a large 17th Century house on the plot. In 1860 the house was bought by Joseph Clayton de Windt, who demolished the grand house so he could build an even bigger house. Unfortunately, Mr. Clayton de Windt was killed in 1863, the year before his grand house was completed. The house changed owners a number of times before a great fire in April 1904 left the house as a ruin. The Mr. Clayton de Windt house, because of its size, began to be known as an Abbey although the house was always just a domestic house. The kitchen garden plot was bought by a local farmer called Henry Hitch, who used the plot for grazing his cattle.

Then our Grandfather and Grandmother bought the plot in 1950 and built a family home to live in with their son, Adrian and daughter, Maureen who became our mother. When our mother was older, she made the plot into a commercial Market Garden, paid business rates to Thamesdown District Council from 1950's to 1970's. Maureen married Peter Broderstad in 1959 and Erik was born in 1960 and I, Astrid, was born in 1962. We both had a very happy childhood at Abbey Gardens. When our Grandparents died in 1983, our mother's brother, Adrian, then took over the house and it then became clear he did not want family to visit and lived as a recluse until his death in 2009.

Our mother, Maureen, passed her inheritance to Erik and me. My brother and I then set about replanting the house garden, which Adrian let go to ruin. Having had such happy memories of living at Abbey Gardens, both of us wanted to live there with our families, but with only one house there now needs to be built a second house. With neither of us having the money to build a second house, we noted over the years Abbey Gardens had houses all around it, so we were advised to look for builders who cared for the environment and who were keen on design so the plot would not be spoilt. Over time we spoke to many building firms, but were not convinced their proposals were going to sit well with the Abbey Gardens that we both loved. We both wanted the new homes to be sympathetic to the look of the Manor House that had been built between 1860 and 1864 that stood to the east of our plot as a glorious ruin since 1904. Then we found Bower Mapson Homes Limited, whose philosophy was to build homes that blend harmoniously with their setting as well as caring for the environment. The firm has won many National Design and Environmental Awards for their schemes. So we commissioned them to build the second house for us, telling them keeping Abbey Gardens from being spoilt was key and insisting they could only build four extra houses for themselves. Plus that my brother and I wanted to help St. Andrew's Church by leasing land to them for much needed car parking.

The following pages in this booklet are what we propose from design and access to environmental measures.

A. C. Broderstad *Erik Broderstad*

Astrid Broderstad & Erik Broderstad



Market Garden circa 1960



Market Garden circa 1970

Contents

Context of these proposals	3	Site layout	7
Design commentary	4 - 5	Sustainable location	8 - 14
Location plan	6	Access statement	15 - 16

Context of these proposals

This site lies in the pretty area of Blunsdon. It has a good public transport service and access to local facilities and schools. In short, it is exactly what the Borough needs to compliment large volume builder estates. As not everyone wants to live on a large estate, plus the Council should have a range of homes, large estates to bespoke little ones.

Background on Bower Mapson Homes Limited

As a locally based, locally operating independent company, we maintain a clear design led philosophy to ensure to the best of our ability that what we build beneficially adds to each particular locale's built heritage. Our approach therefore is always to take a responsible view of designing our housing to both blend harmoniously with particular settings, as well as seeking to bestow a genuine sense of identity and pride in the homes for the new owners. Put simply, we hope to create environments that will enhance the lifestyles of new residents and the indigenous population alike. Examples of our earlier schemes in Wiltshire and Oxfordshire are shown below.

Third party recognition

Over the 40 years of trying to make best places to live, Bower Mapson Homes have amassed 30 National Design Awards for our developments. As a commentary on our aspirations, we are proud to have awards from The Sunday Times British Homes Awards, Daily Express, BBC2's Britain's Dream Homes programme, DOE/RIBA Awards, Civic Trust Design Award, Wiltshire Housing Design Award, What House? Awards, a Small Builder of the Year accolade, plus many others.



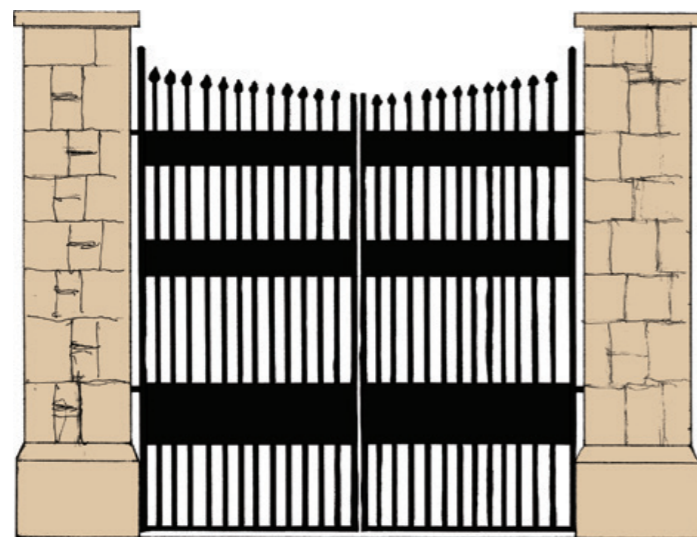
Design commentary



Plot 1



Plot 2



Entrance



Plot 3

Design commentary



Plot 4



Plot 5

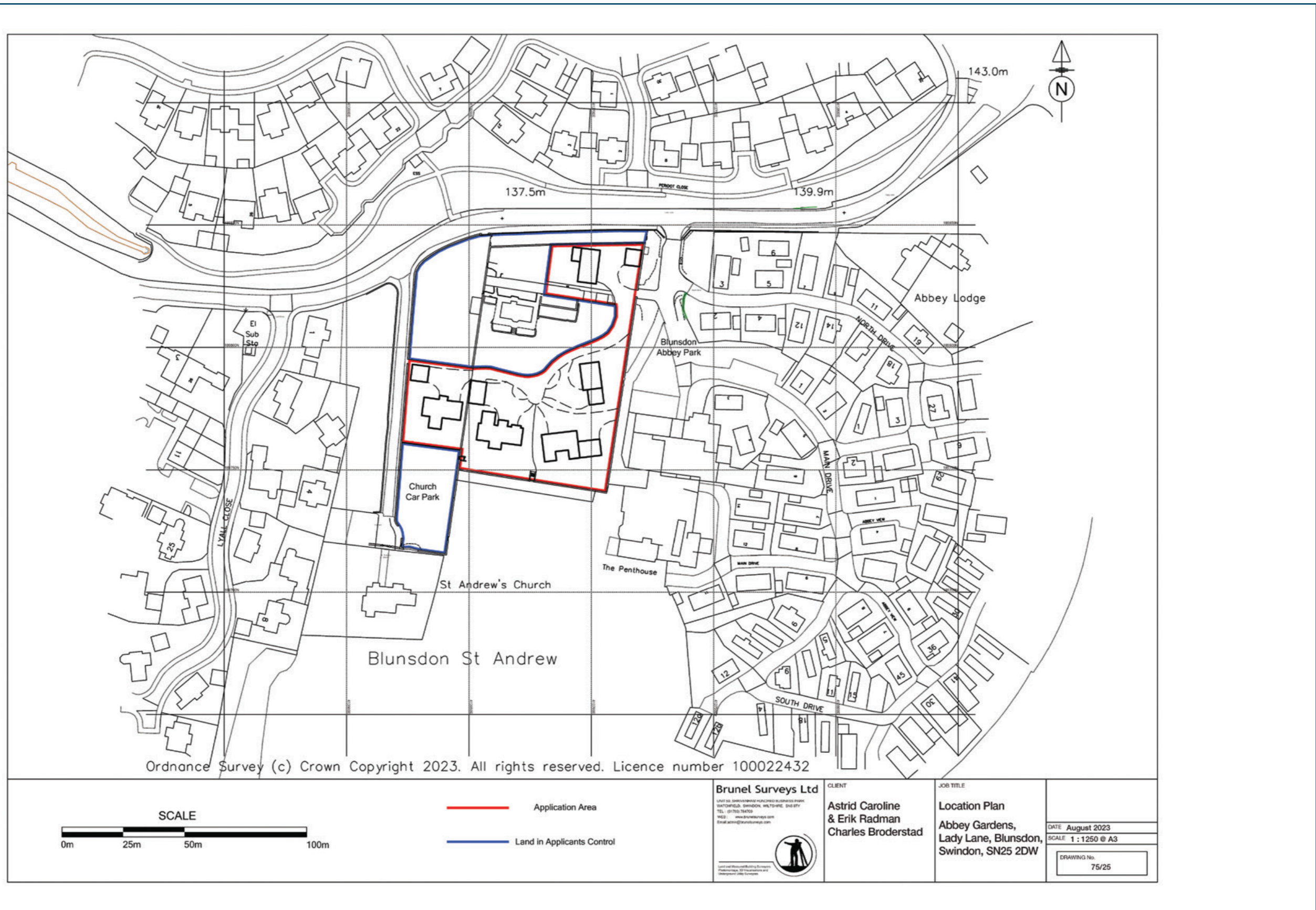
We were inspired by the grand house to the east of our site, with its steep gables and stone materials with architectural stonework around the windows, steep roof lines, giving a gracious feel to the grand house. Even though not being able to be lived in, it sits proudly, showing design elements that do not lose their potency withstanding the test of time.

Accordingly, we have used the same designs steep gables and roof pitches as well as similar materials; stone for the walls with architectural stonework around the windows, with reducing stone tiles for house roofs with slate for the roofs of outbuildings with cast stone plinths. Complimented with white finish joinery throughout with natural timber front doors and vertically boarded timber garage doors to each garage outbuilding so the scheme integrates well with the stone walls that surround the site and stone walls dividing the site internally.

The homes have been designed to provide individual family homes to compliment big volume estates, as the Borough needs both types of homes.



Location plan



Site layout



<p>BOWER HOMES IN HARMONY MAPSON</p>	Willow House 7 The Avenue Stanton Fitzwarren Wiltshire SN6 7SE Tel: 01793 763587 Fax: 01793 764437	Use Witten dimensions in preference to scaled. SITE LAYOUT ABBEY GARDENS, LADY LANE, BLUNSDON, SWINDON, SN25 2DW Email: info@bowersmapson.co.uk Date: August 2023	Web: www.bowersmapson.co.uk Scale: 1:500 @ A2 Drg. No. 75/50
	Date: August 2023		

Sustainable location

All the homes feature no fossil fuel, but will be heated by a combination of solar panels, air-source heat pump systems with batteries.

To do this we partnered with a Company called Better Planet UK Ltd and worked with the Engineer, Oliver Larsson.

Oliver visited the site and then came up with the proposal for the heat pump, solar panels and battery. We provided Oliver with sections for the rooms as the next stage was to complete a room-by-room heat loss calculation to specify the right sized heat pump complete with a site survey for the solar. The following pages illustrate what Oliver designed for this site.

An air source heat pump system for Abbey Gardens, SN25 2DW

05/04/2023



Design – Supply – Installation - Commissioning

Indicative proposal based on estimation from EPC rating or fuel consumption. This is relevant for indicative specification and pricing. Pricing and size of the system will later be confirmed by a heat loss calculation.

Proposed Indicative Specification

- o Vaillant aroTHERM Plus 7kW Inverter driven ASHP
- o Vaillant sensocomfort controller
- o Vaillant uniSTOR hot water cylinder 300L
- o Buffer tank as required
- o Hard water de-scaler, magnetic system filter
- o Electrical connections as required
- o Full installation pipe lagged with superior Armaflex insulation
- o MCS Certificate,
- o building control notification
- o Internal and external pipe runs are not included at this stage, the price for this will be assessed during a survey



Boiler Upgrade Scheme (BUS):

The installation could be eligible for a £5,000 voucher.

Please find more information from the government website at:

<https://www.gov.uk/apply-boiler-upgrade-scheme>

Vaillant Air Source Heat Pump Brochure:

<https://www.vaillant.co.uk/downloads/aproducts/renewables-1/arootherm-plus/vaillant-b2c-arootherm-plus-leaflet-web2-8-6-20-1773377.pdf>

Price (No BUS): £14,021

Price after BUS: £9,021

Indicative proposal prepared by: Oliver Larsson



oliver.larsson@betterplanet.co.uk

This is an indicative proposal for discussion purposes only. Once specifications and price have been agreed in principle, a formal quotation will be issued.



+447582382589

Sustainable location

A Solar PV Proposal for Abbey Gardens Plot 1, SN25 2DW

03/04/2023



Design – Supply – Installation - Commissioning

Proposed Indicative Specification for an 8.1 kWp system

- o Solar Panel: x20 Longi Solar MONO All Black PERC Half Cell 405W
- o Inverter: x1 Solis 8.0kW 5G Dual MPPT - Single Phase with DC
- o Mounting System: Pitched roof mounting system
- o DC electrical installation materials as required
- o 20m x 6mm AC Rubber cable 3 core 1-phase
- o AC electrical installation materials as required
- o Commissioning and testing
- o MCS certificate and building control notification & DNO application



Assumptions

- o Roof orientation from south: 10° and 50° pitch/10° and 30° pitch
- o Shading factor: 1.00 (unshaded)
- o System Phase: Single Phase
- o Scaffolding tower can be used. Third party scaffolding is not included in this proposal
- o We have assumed that there are free ways in the existing consumer for this installation. If that is not the case, we will have to install an additional consumer unit. The cost for this, including installation is £500

Estimated Yearly Energy Production: 6,201 kWh

Price: £12,758 (no VAT)

Battery Storage solution:

Tesla Powerwall 2
03/04/2023



Design – Supply – Installation - Commissioning

System consisting of:

- o Tesla Powerwall 2 – 13.5kWh
- o Tesla Gateway 2
- o Tesla Accessory Pack



Tesla Data Sheet:

https://www.tesla.com/sites/default/files/pdfs/powerwall/Powerwall%202_AC_Datasheet_en_GB.pdf

Tesla Website:

https://www.tesla.com/en_gb/powerwall

Price: **£12,942** (no VAT)

When included in the same contract as solar PV panels, batteries have a reduced rate of 0%. Batteries bought separately, without solar panels are subject to 20% VAT

Indicative proposal prepared by: Jamie Greening



oliver.larsson@betterplanet.co.uk

This is an indicative proposal for discussion purposes only. Once specifications and price have been agreed in principle, a formal quotation will be issued.



07582 382589

Sustainable location

A Solar PV Proposal for Abbey Gardens Plot 2, SN25 2DW

03/04/2023



Design – Supply – Installation - Commissioning

Proposed Indicative Specification for an 8.1 kWp system

- o Solar Panel: x19 Longi Solar MONO All Black PERC Half Cell 405W
- o Inverter: x1 Solis 8.0kW 5G Dual MPPT - Single Phase with DC
- o Mounting System: Schletter pitched roof mounting system
- o DC electrical installation materials as required
- o 20m x 6mm AC Rubber cable 3 core 1-phase
- o AC electrical installation materials as required
- o Commissioning and testing
- o MCS certificate and building control notification & DNO application



Assumptions

- o Roof orientation from south: 0° and 50° pitch/0° and 30° pitch
- o Shading factor: 1.00 (unshaded)
- o System Phase: Single Phase
- o Scaffolding tower can be used. Third party scaffolding is not included in this proposal
- o We have assumed that there are free ways in the existing consumer for this installation. If that is not the case, we will have to install an additional consumer unit. The cost for this, including installation is £500

Estimated Yearly Energy Production: 7,410 kWh

Price: £13,195 (no VAT)

Battery Storage solution:

Tesla Powerwall 2

03/04/2023



Design – Supply – Installation - Commissioning

System consisting of:

- o Tesla Powerwall 2 – 13.5kWh
- o Tesla Gateway 2
- o Tesla Accessory Pack



Tesla Data Sheet:

https://www.tesla.com/sites/default/files/pdfs/powerwall/Powerwall%2022_AC_Datasheet_en_GB.pdf

Tesla Website:

https://www.tesla.com/en_gb/powerwall

Price: **£12,942** (no VAT)

When included in the same contract as solar PV panels, batteries have a reduced rate of 0%. Batteries bought separately, without solar panels are subject to 20% VAT

Indicative proposal prepared by: Jamie Greening



oliver.larsson@betterplanet.co.uk

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07582 382589

Sustainable location

A Solar PV Proposal for Abbey Gardens Plot 3, SN25 2DW

05/04/2023



Design – Supply – Installation - Commissioning

Proposed Indicative Specification

- o Solar Panel: 26 X LONGI SOLAR 405WP FULL BLACK PV MODULE
- o Inverter: Solis 8.0kW 5G Dual MPPT - Single Phase with DC
- o Mounting System: Pitched roof system
- o DC electrical installation materials as required
- o 20m x 6mm AC Rubber cable 3 core 1-phase
- o AC electrical installation materials as required
- o Commissioning and testing
- o MCS certificate and building control notification & DNO application



Assumptions

- o Roof orientation from south: 0° and 35° pitch
- o Shading factor: 1(unshaded)
- o System Phase: Single
- o Scaffolding tower can be used. Third party scaffolding is not included in this proposal
- o We have assumed that there are free ways in the existing consumer for this installation. If that is not the case, we will have to install an additional consumer unit. The cost for this, including installation is £500

Estimated Yearly Energy Production: 10,230kWh

Price: £17,178 (no VAT)

Battery Storage solution:

Tesla Powerwall 2

05/04/2023



Design – Supply – Installation - Commissioning

System consisting of:

- o Tesla Powerwall 2 – 13.5kWh
- o Tesla Gateway 2
- o Tesla Accessory Pack



Tesla Data Sheet:

https://www.tesla.com/sites/default/files/pdfs/powerwall/Powerwall%202_AC_Datasheet_en_GB.pdf

Tesla Website:

https://www.tesla.com/en_gb/powerwall

Price: £12,942 (no VAT)

When included in the same contract as solar PV panels, batteries have a reduced rate of 0%. Batteries bought separately, without solar panels are subject to 20% VAT

Indicative proposal prepared by: Oliver Larsson



oliver.larsson@betterplanet.co.uk



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This is an indicative proposal for discussion purposes only. Once specifications and price have been agreed in principle, a formal quotation will be issued.

Sustainable location

A Solar PV Proposal for Abbey Gardens Plot 4, SN25 2DW

05/04/2023



Design – Supply – Installation - Commissioning

Proposed Indicative Specification

- o Solar Panel: 26 X LONGI SOLAR 405WP FULL BLACK PV MODULE
- o Inverter: Solis 8.0kW 5G Dual MPPT - Single Phase with DC
- o Mounting System: Pitched roof system
- o DC electrical installation materials as required
- o 20m x 6mm AC Rubber cable 3 core 1-phase
- o AC electrical installation materials as required
- o Commissioning and testing
- o MCS certificate and building control notification & DNO application



Assumptions

- o Roof orientation from south: 0° and 35° pitch
- o Shading factor: 1(unshaded)
- o System Phase: Single
- o Scaffolding tower can be used. Third party scaffolding is not included in this proposal
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Price: £17,178 (no VAT)

Battery Storage solution:

Tesla Powerwall 2

05/04/2023



Design – Supply – Installation - Commissioning

System consisting of:

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Tesla Website:

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Sustainable location

A Solar PV Proposal for
Abbey Gardens Plot 5, SN25 2DW
05/04/2023



Design – Supply – Installation - Commissioning

Proposed Indicative Specification

- o Solar Panel: 26 X LONGI SOLAR 405WP FULL BLACK PV MODULE
- o Inverter: Solis 8.0kW 5G Dual MPPT - Single Phase with DC
- o Mounting System: Pitched roof system
- o DC electrical installation materials as required
- o 20m x 6mm AC Rubber cable 3 core 1-phase
- o AC electrical installation materials as required
- o Commissioning and testing
- o MCS certificate and building control notification & DNO application



Assumptions

- o Roof orientation from south: 0° and 35° pitch
- o Shading factor: 1(unshaded)
- o System Phase: Single
- o Scaffolding tower can be used. Third party scaffolding is not included in this proposal
- o We have assumed that there are free ways in the existing consumer for this installation. If that is not the case, we will have to install an additional consumer unit. The cost for this, including installation is £500

Estimated Yearly Energy Production: 10,230kWh

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05/04/2023



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This is an indicative proposal for discussion purposes only. Once specifications and price have been agreed in principle, a formal quotation will be issued.

Sustainable location

Church

St. Andrew's Church, Tadpole Lane is just 40 metres from Abbey Gardens.

Schools

- **St. Leonard's** Primary School and Pre-School is just 1.5 miles from Abbey Gardens.
- **Brimble Hill School** is a Primary School for children with learning difficulties and is less than a mile from Abbey Gardens.
- **Upland School** is a mainstream Primary and Secondary, and a Primary Special School for children with severe or profound learning difficulties and is less than a mile from Abbey Gardens.
- **Great Western Academy** is a Secondary School with a Sixth Form and is just 1.3 miles from Abbey Gardens.
- **Churchward School** is a Secondary School with a Sixth Form and is just 1.5 miles from Abbey Gardens.

Doctors

Tadpole Surgery is just 1.5 miles from Abbey Gardens.

Shops

- Co-op supermarket just 0.3 miles from Abbey Gardens.
- Sainsbury's just 1 mile from Abbey Gardens.
- Coffee Café just 1 mile from Abbey Gardens.
- Barbers just 1 mile from Abbey Gardens.
- Jessica's Hair & Beauty Salon just 1 mile from Abbey Gardens.

Pub

The Strawberry Thief is just 1.3 miles from Abbey Gardens.

Swindon Greyhound Stadium is just 0.4 miles from Abbey Gardens.

Public transport

The site is on a bus route with the nearest bus stop just 0.75 miles from Abbey Gardens.

4 from Town Centre to Tadpole Garden Village		Stagecoach	
from 04 September 2022		Mondays to Fridays	
Swindon Bus Station [16]	0635 0715 0740 0805	25 45 05	1425 1445 1505 1525 1545 1605 1625 1650 1710 1730 1750 1815 1845 1915 1945 2035
Rodbourne Summers Street	0643 0723 0748 0813	33 53 13	1433 1453 1513 1534 1554 1614 1634 1659 1719 1739 1759 1824 1853 1923 1953 2043
Woodhall Roundabout	0650 0730 0755 0820	40 00 20	1440 1500 1520 1542 1602 1622 1642 1707 1727 1747 1807 1832 1900 1930 2000 2050
Orbital Shopping Centre [A]	0654 0734 0759 0824	44 04 24	1444 1504 1524 1548 1608 1628 1648 1713 1733 1753 1813 1838 1904 1934 2004 2054
Abbey Meads Village Centre	0658 0738 0803 0828	48 08 28	1448 1508 1528 1553 1613 1633 1653 1718 1738 1758 1818 1843 1908 1938 2008 2057
St Andrew's Ridge Wallis Drive	0702 0742 0807 0832	52 12 32	1452 1512 1532 1557 1617 1637 1657 1722 1742 1802 1822 1847 1912 1942 2012 2101
Tadpole Garden Village Webb Lane	0707 0747 0812 0837	57 17 37	1457 1517 1537 1602 1622 1642 1702 1727 1747 1807 1827 1852 1917 1947 2017 2105
Tadpole Garden Village Cross	0711 0751 0816 0841	01 21 41	1501 1521 1541 1606 1626 1646 1706 1731 1751 1811 1831 1856 1921 1951 2021 2109

4 from Tadpole Garden Village to Town Centre		Stagecoach	
from 04 September 2022		Mondays to Fridays	
Tadpole Garden Village Webb Lane	0547 0622 0647 0707 0727 0747 0812 0837	57 17 37	1457 1517 1537 1602 1622 1642 1702 1727 1747 1827 1852 1947
Tadpole Garden Village Cross	0551 0626 0651 0711 0731 0751 0816 0841	01 21 41	1501 1521 1541 1606 1626 1646 1706 1731 1751 1831 1856 1951
St Andrew's Ridge Wallis Drive	0559 0634 0659 0719 0739 0759 0824 0849	09 29 49	1509 1529 1549 1614 1634 1654 1714 1739 1759 1839 1904 1959
Abbey Meads Village Centre	0603 0638 0703 0723 0743 0803 0828 0853	13 33 53	1513 1533 1553 1618 1638 1658 1718 1743 1803 1843 1908 2003
Orbital Shopping Centre [A]	0608 0644 0709 0729 0749 0809 0834 0858	18 38 58	1518 1538 1558 1623 1643 1703 1723 1748 1808 1848 1913 2008
Woodhall Roundabout	0612 0649 0714 0734 0754 0814 0839 0902	22 42 02	1522 1542 1602 1627 1647 1707 1727 1752 1812 1852 1917 2012
Rodbourne Summers Street	0620 0658 0723 0745 0805 0825 0848 0910	30 50 10	1530 1550 1610 1635 1655 1715 1735 1800 1820 1900 1925 2020
Swindon Bus Station	0630 0710 0735 0800 0820 0840 0900 0920	40 00 20	1540 1600 1620 1645 1705 1725 1745 1810 1830 1910 1935 2030

4 from Town Centre to Tadpole Garden Village		Stagecoach	
from 04 September 2022		Saturdays	
Swindon Bus Station [16]	0645 0745 0815 0845 0915 0945	05 25 45	1605 1625 1645 1715 1745 1815 1845 1915 1945 2032
Rodbourne Summers Street	0653 0753 0823 0853 0923 0953	13 33 53	1613 1633 1653 1723 1753 1823 1853 1923 1953 2043
Woodhall Roundabout	0700 0800 0830 0900 0930 1000	20 40 00	1620 1640 1700 1730 1800 1830 1900 1930 2000 2050
Orbital Shopping Centre [A]	0704 0804 0834 0904 0934 1004	24 44 04	1624 1644 1704 1734 1804 1834 1904 1934 2004 2054
Abbey Meads Village Centre	0708 0808 0839 0908 0938 1008	28 48 08	1628 1648 1708 1738 1808 1838 1908 1938 2008 2057
St Andrew's Ridge Wallis Drive	0712 0812 0842 0912 0942 1012	32 52 12	1632 1652 1712 1742 1812 1842 1912 1942 2012 2101
Tadpole Garden Village Webb Lane	0717 0817 0847 0917 0947 1017	37 57 17	1637 1657 1717 1747 1817 1847 1917 1947 2017 2105
Tadpole Garden Village Cross	0721 0821 0851 0921 0951 1021	41 01 21	1641 1701 1721 1751 1821 1851 1921 1951 2021 2109

4 from Tadpole Garden Village to Town Centre		Stagecoach	
from 04 September 2022		Saturdays	
Tadpole Garden Village Webb Lane	0557 0647 0717 0747 0817 0847 0917 0937	57 17 37	1657 1717 1747 1817 1847 1947
Tadpole Garden Village Cross	0601 0651 0721 0751 0821 0851 0921 0941	01 21 41	1701 1721 1751 1821 1851 1951
St Andrew's Ridge Wallis Drive	0609 0659 0729 0759 0829 0859 0929 0949	09 29 49	1709 1729 1759 1829 1859 1959
Abbey Meads Village Centre	0613 0703 0733 0803 0833 0903 0933 0953	13 33 53	1713 1733 1803 1833 1903 2003
Orbital Shopping Centre [A]	0618 0708 0738 0808 0838 0908 0938 0958	18 38 58	1718 1738 1808 1838 1908 2008
Woodhall Roundabout	0622 0712 0742 0812 0842 0912 0942 1002	22 42 02	1722 1742 1812 1842 1912 2012
Rodbourne Summers Street	0630 0720 0750 0820 0850 0920 0950 1010	30 50 10	1730 1750 1820 1850 1920 2020
Swindon Bus Station	0640 0730 0800 0830 0900 0930 1000 1020	40 00 20	1740 1800 1830 1900 1930 2030

Access statement

Highways

Access to the proposed development for pedestrians, cyclists and vehicles would be gained from the unnamed road that adjoins the site's eastern boundary.

The new road within the site is laid out as a Shared Surface to encourage low vehicle speeds and create an environment in which pedestrians can walk without feeling intimidated by motor traffic. Visibility splays would be provided at the new junction commensurate with the measured speed of vehicles on the main road to ensure that there would be adequate inter-visibility between vehicles on the new shared surface road and the existing public highway.

Drainage and flood risk

The Environment Agency's Flood Map for Planning shows that the site falls entirely within Flood Zone 1, which has the lowest probability of flooding.

A sustainable drainage strategy, involving the implementation of SuDS is proposed for managing the disposal of surface water run-off from the proposed development on the site. Based on the underlying soil characteristics, it is considered that the use of soakaways would provide a suitable means of draining surface water run-off from development on the site.

All new driveways would be constructed as pervious pavements, which would contribute to the pollutant removal capability of the SuDS management train and improve the quality of the run-off.

The proposed drainage strategy would ensure that surface water arising from the developed site would be managed in a sustainable manner to mimic the surface water flows arising from the site prior to the proposed development, while reducing the flood risk to the site itself and elsewhere, taking climate change into account.

There is an existing public foul sewer located to the north of the site in Lady Lane that would provide a suitable outfall for foul flows arising from the proposed development. The main foul water sewers serving the proposed development would be the subject of an Agreement under Section 104 of the Water Industry Act 1991 to secure their future adoption as public sewers.

Parking arrangements

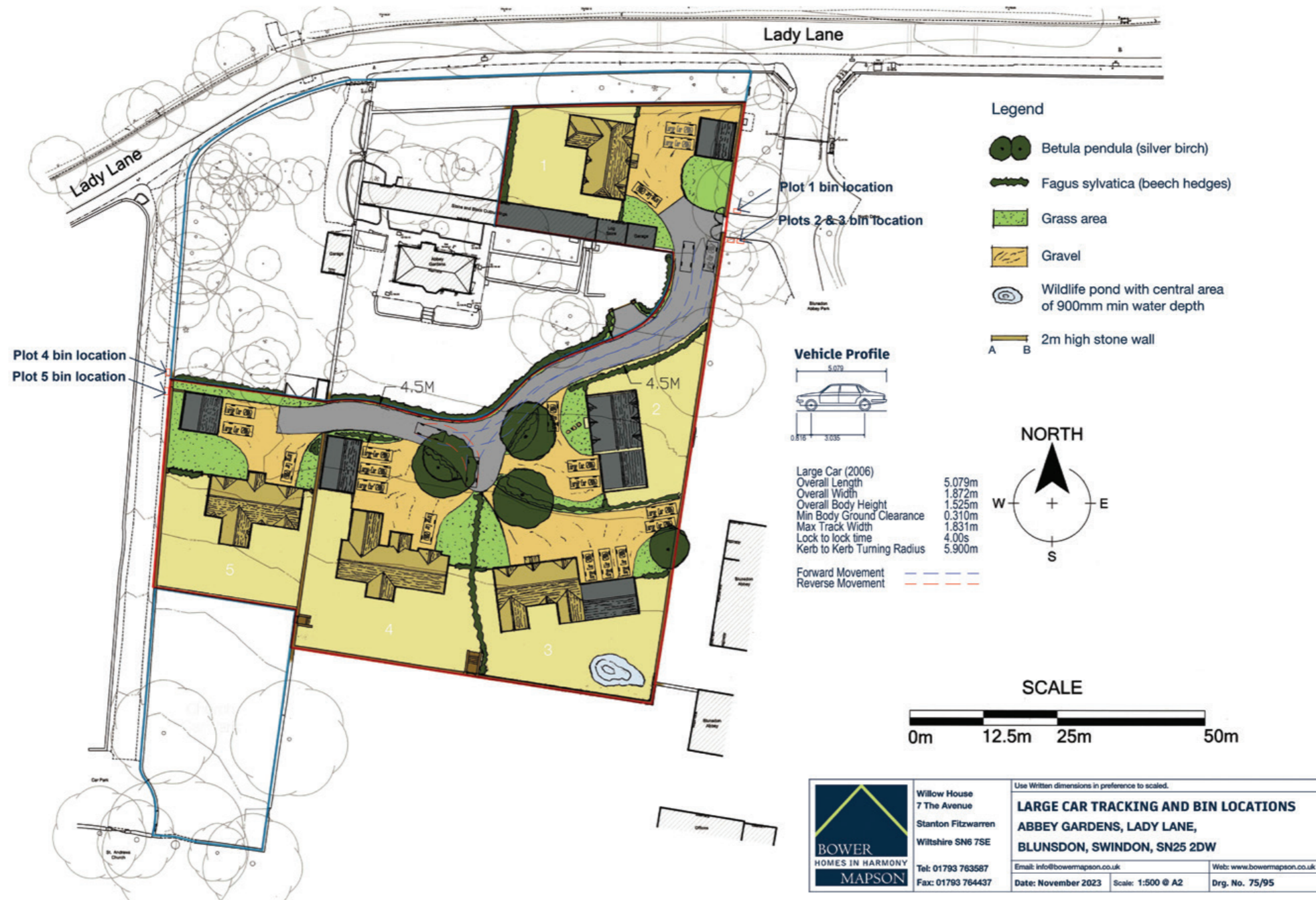
Allocated parking on a per plot basis.

Plot No	Garage	Car parking
1	Double	5 spaces
2	Double	5 spaces
3	Triple	8 spaces
4	Triple	7 spaces
5	Double	5 spaces

This level of provision for accommodating vehicles on site ensures there will be no need for any new resident or visitor to park outside the site on Lady Lane.



Access statement





Earlier developments in and around Swindon



Bower Mapson Homes Limited

Willow House, 7 The Avenue, Stanton Fitzwarren, Swindon SN6 7SE
T: 01793 763587 F: 01793 764437 W: www.bowermapson.co.uk