



Abbey Gardens

Planning, Design & Access Statement

November 2025

Planning, Design & Access Statement

Prepared by DPDS Consulting



DPDS Consulting Group

Old Bank House
5 Devizes Road
Old Town
Swindon
SN1 4BJ

On Behalf Of

Ms Astrid and Mr Erik Broderstad

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Land at Abbey Gardens, Project Team



DPDS Consulting Group
Town Planning, Architecture,
Urban Design, Landscape, Graphics



Cole Easdon
Transportation, Highways,
Utilities and Drainage



Foundation Heritage
Heritage Planning



Thames Valley Archaeological Services
Archaeological



Urban Edge Environmental Consulting
Ecological



Sharples Tree Services
Arbroicultural

Status: Final

Author Kiana Tsang / Gigi Au

Checked by: Vickesh Rathod

Approved by: Les Durrant

Position: Managing Director

Date: November 2025

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1.0 Introduction

Introduction

- 1.1 DPDS Consulting Group (DPDS) has been instructed by Ms Astrid and Mr Erik Broderstad ('the applicants') to prepare this Planning, Design and Access Statement in support of the full planning application ref. S/24/0226 for "Erection of 5no. dwellings with garages and gardens with access" within the grounds of Abbey Gardens, Swindon.
- 1.2 This Planning, Design and Access Statement comprises the following sections:
- Section 2.0 (Site Description and Local Context)
 - Section 3.0 (Local Character)
 - Section 4.0 (Planning Policy Context)
 - Section 5.0 (The Proposed Development)
 - Section 6.0 (Planning Assessment)
 - Section 7.0 (Summary and Conclusions)
- 1.3 As well as this Planning, Design and Access Statement, this application is also supported by the following revised drawings and supporting documentation in accordance with Swindon Borough Council's validation checklist for full planning applications:
- Site Location Plan (DPDS Consulting Ref. C12557.PL.001)
 - Site Layout Plan (DPDS Consulting Ref. C12557.PL.050)
 - Detailed House Floor Plans and Elevations (DPDS Consulting)
 - Archaeological Assessment (Thames Valley Archaeology)
 - Heritage Impact Assessment (Foundations Heritage)
 - Landscape Appraisal and Strategy Report (DPDS Consulting)
 - Preliminary Ecological Appraisal and Protected Species Surveys (Urban Edge Environmental Consulting) already submitted
 - Topographical Survey (Brunel Surveys) already submitted
 - Arboricultural Method Statement (Sharples Tree Services) already submitted
 - Transport Assessment (Cole Easdon)
 - Drainage Strategy (Cole Easdon)



Fig 1. Aerial view of application site (Source: Google Earth)

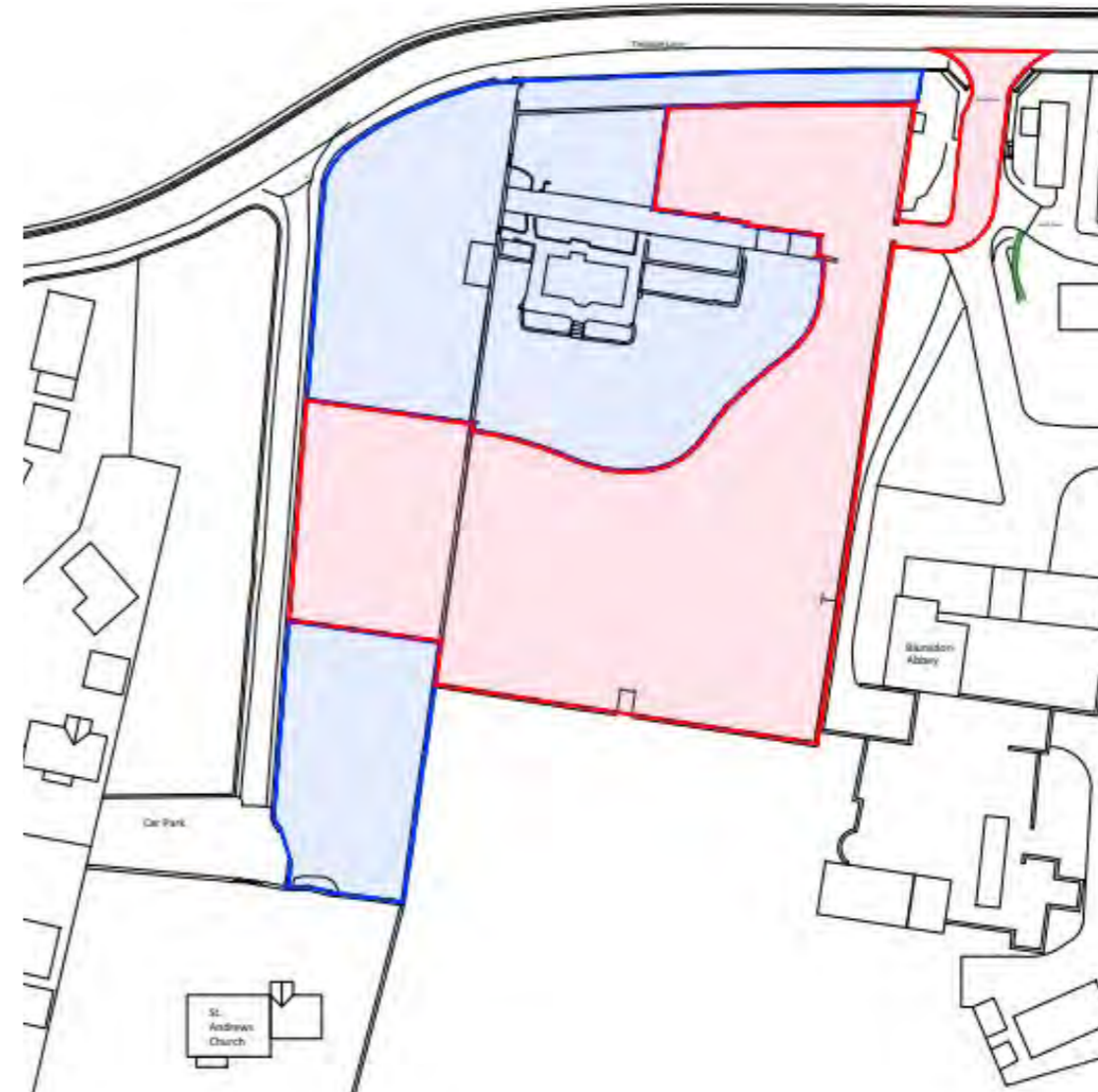


Fig 2. Site Location Plan- scale 1:1250 (Source: DPDS)



Fig 3. Site Location from Ordnance Survey

2.0 Site Context and Local Context



Site Context

- 2.1 The application site comprises part of the grounds [VR1.1] of Abbey Gardens, a residential property located south of the road running between Tadpole Lane (to the west) and Lady Lane (to the east) through the village of Blunsdon St Andrew, North Swindon. The surrounding areas are characterised by a mix of predominantly residential development and open spaces. To the south lies St Andrew's Church and associated green open space, reflective of the village's historic rural character. Along the eastern boundary is a mobile home park currently comprising 86 units, although this site is currently being extended to the south by a planning permission granted planning permission on appeal. To the northwest and northeast is the relatively recent development of Abbey Farm, a residential development of 350 homes with local shopping facilities and primary school and numerous open space areas. Beyond this, the landscape becomes more open and agricultural in nature, contributing to the rural edge of the settlement.
- 2.2 Further to the west recent residential development associated with Tadpole Garden Village is visible, indicating the ongoing growth of North Swindon in recent years. To the east of the site are substantial residential developments that have place over the last 20 years, much of which formed part of the northern development area.
- 2.3 Access to the site is provided via Tadpole Lane, which forms the principal vehicular and pedestrian route along the northern boundary of the site. The site itself is well-connected to the wider area, with local amenities, shops, schools, and public transport links accessible within a short distance, providing direct and efficient links to the town centre, nearby employment, shops, community facilities.
- 2.4 The site lies within a designated Conservation Area, known as the Blunsdon St Andrew Conservation Area, and is enclosed by mature trees, stone walls and hedgerows along its boundaries. This strong boundary definition makes the site almost invisible from public viewpoints around the site.
- 2.5 There are three designated heritage assets within the vicinity of the site as described in the table below and the accompanying plan from Historic England's map search.

Name	Grade	List Entry Number	Location	Key Features
Church of St Andrew	Grade II*	1184208	Church of St Andrew, Tadpole Lane, SN25 2DW	A small country church built in rubble stone. Restored in the 1860s.
Barn And Granary at Abbey Farm	Grade II	1023295	Barn And Granary at Abbey Farm, Tadpole Lane	Large, low building in the 19th century constructed of rubble masonry with a pantile roof.
Scheduled Monument	N/A	1018496	Roman rural sanctuary on Groundwell Ridge, east of Lady Lane	Roman rural religious sanctuary associated with water cult practices.

Table 1 Recent planning history

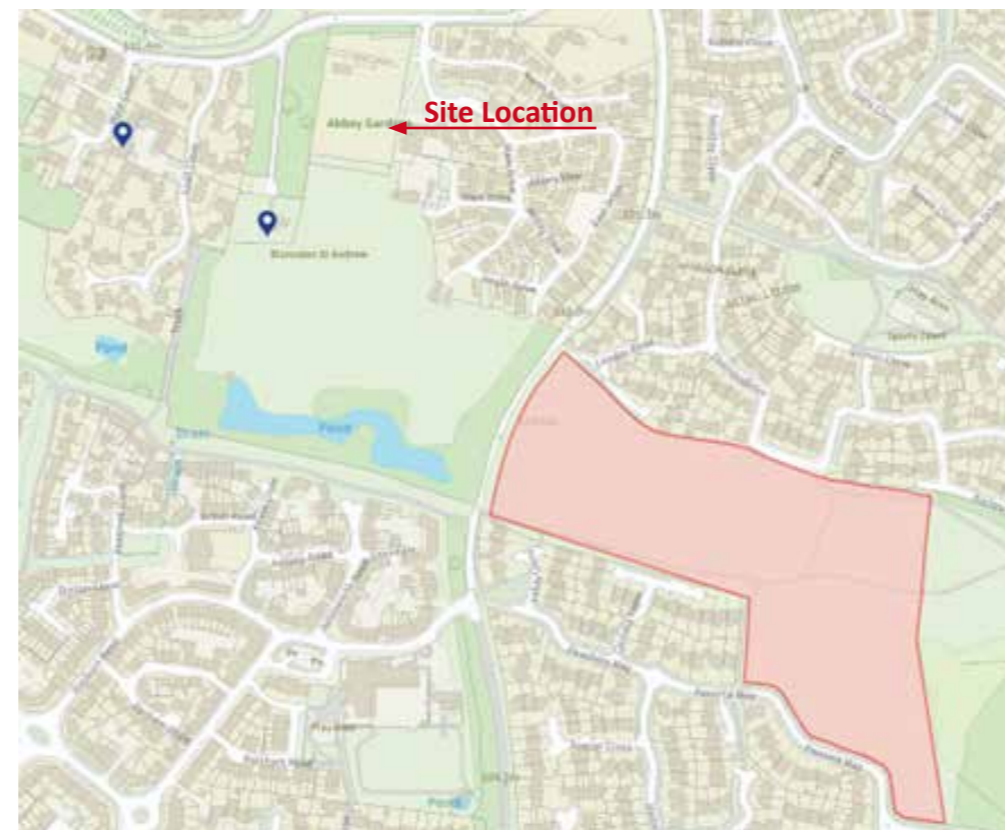


Fig 4. Ariel Map showing the three designated heritage assets within the vicinity of the site (Source: Historic England)

- 2.6 The application is accompanied by a Heritage Impact Assessment, and this document addresses the issues of heritage in more detail.
- 2.7 Trees along the western boundary are subject of a Tree Preservation Order (TPO) (ref. 1987-01). Additionally, the green open space to the south of the site within the mobile home park forms part of a Strategic Green Infrastructure Corridor according to Swindon Borough Council's Policies Map.
- 2.8 The site also falls within the outer zone of influence of the North Meadow and Clattinger Farm Special Area of Conservation (SAC).
- 2.9 Overall, the site occupies a sensitive, yet strategic, location towards the edge of the Swindon's urban area boundary, with potential to respond positively to both the historic village setting and the urgent need for further housing delivery, particularly within the defined built-up area of Blunsdon.

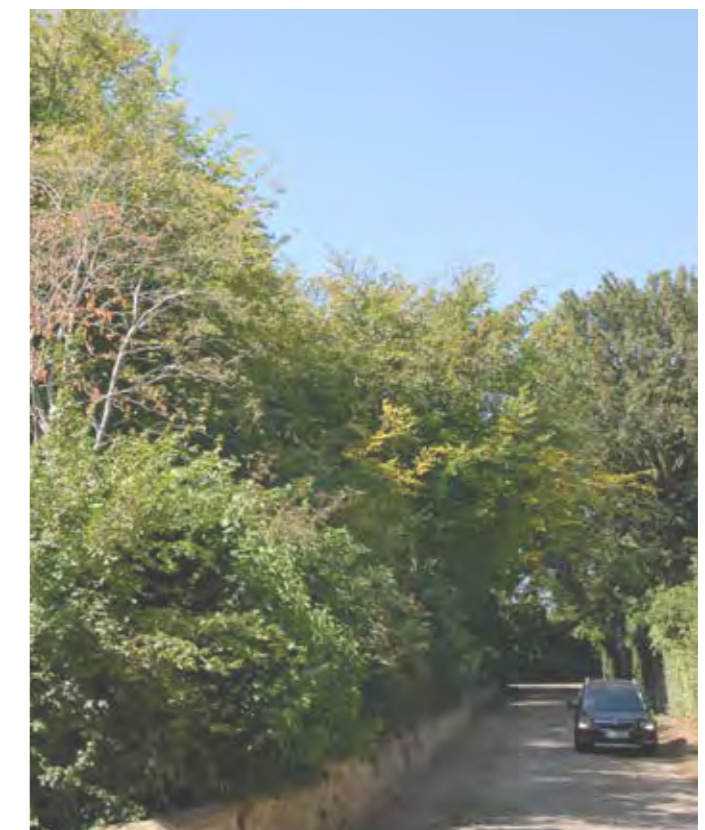


Fig 5. Tree line at Church Lane (Source: DPDS)

Planning History

- 2.10 There is no significant recent planning history in respect of the site beyond an unimplemented outline planning permission in January 1993 for residential development (SBC Reference: T/90/0281). Unfortunately, given the age of this planning permission, there are no paper records of the documentation and plans.
- 2.11 The historic context of the site is addressed in the Heritage Impact Assessment that accompanies this application, but to summarise the whole of the current Abbey Gardens House site formed the walled kitchen garden to Blunsdon Abbey, a large country house built in substantial grounds, the majority of which now form part of the mobile home park to the east and south of the application site. Unfortunately, the Abbey House burnt down and was not rebuilt and remains a substantial historic ruin on the caravan site.



Fig 6. Photos of Blunsdon Abbey house ruin (Source: DPDS)



Fig 7. Photos of Abbey Park (Source: DPDS)

- 2.12 The kitchen garden area was subsequently sold separately from the Blunsdon Abbey House and became a market garden with Abbey Gardens house being developed within it. The photograph at Figure 8 shows Abbey Gardens House with the kitchen gardens being intensively used for horticultural purposes in the 1960s.



Fig 8. Photo of the house in 1960s (source: Swindon Libraries)

- 2.13 During the 1970s the horticultural activity diminished and eventually ceased and the land once more reverted back to domestic curtilage. Over time, through the 1970s to 1990s the site became extensively vegetated from self-seeded trees and bushes, before the garden reclamation of recent years once again recovered the land back into normal domestic garden use.



Fig 9. Photo of the Abbey Gardens House area today (source: DPDS)



Fig 10. Photos of the Abbey Gardens House curtilage July 2025 (source: DPDS)

3.0 Local Character



Local Character

3.1 The site lies in the historic centre of Blunsdon St Andrew village and as such many of the built features within and around the site follow the historic pattern associated with this area. Most of the buildings within the historic core of the village, along with parts of Broad Blunsdon and Lower Blunsdon, are built from Cotswold stone and follow the style of roofs and fenestration that may be seen throughout the Cotswold area to the north and east. Some modern developments, especially within the Conservation Area, have followed this style whilst some of the larger developments have adopted a more contemporary design style. However, the charm and character of the Conservation Area and core of the village have been retained, albeit the village is now quite substantial.



Fig 13. Photo of recent developments (Source: DPDS)



Fig 15. Photos of trees near the site (Source: DPDS)



Fig 11. Photo of stone-built development (Source: DPDS)



Fig 14. Photo of recent developments (Source: DPDS)



Fig 16. Photo of Abbey Farm development (Source: DPDS)



Fig 12. Photo of stone-built development near the site (Source: DPDS)

3.2 The area around the application site along Lady Lane/Tadpole Lane is well provided with mature trees and mature hedgerows which does much to retain the rural feel of the area and helps to soften the impact of the more recent, large-scale developments that have taken place.



Fig 17. Photo of modern developments - Recently Completed Co-Op retail store (Source: DPDS)

3.3 The cumulative effect of recent post-war developments is to provide a number of clear design cues which are represented in the photomontages that follow below:



Fig 18. Photos of windows found near site for reference (Source: DPDS)



Fig 19. Photos of doors found near site for reference (Source: DPDS)



Fig 20. Photos of wall materials found near site for reference (Source: DPDS)



Fig 21 Photos of roof materials found near site for reference (Source: DPDS)



Fig 22. Photos of mean of enclosures found near site (Source: DPDS)

3.4 Apart from Abbey Gardens House, which is constructed with a pebble-dash finish under a tiled roof, all other walls, gateways and features are made of Cotswold stone, as was the adjacent church and Blunsdon Abbey.



Fig 23 Photos of stone feature, gateway (Source: DPDS)

3.5 The former kitchen garden no doubt once provided a quiet, enclosed open space defined by the high stone walls, albeit a private, not public space, before becoming a densely vegetated copse, losing all sense of openness. The current application now offers the opportunity to once again restore a sense of openness, defined by the retained high Cotswold stone walls and the new residential properties around a landscaped central, semi-public, green open space.

4.0 Planning Policy Context



Planning Policy Context

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.2 In this case the development plan comprises the Swindon Local Plan 2026 adopted in March 2015. Relevant supplementary planning documents and standards which support the development plan include the Swindon Residential Design Guide, the Blunsdon St Andrew Conservation Area Appraisal and Management Plan, and the North Meadow and Clattinger Farm Special Area of Conservation Interim Recreation Mitigation Strategy 2023–2028.
- 4.3 Swindon Borough Council are currently preparing a new local plan which is set to be adopted in December 2027. A Regulation 18 consultation on a draft Local Plan took place between September and October 2025.
- 4.4 Also, a material consideration in the determination of planning applications in England is the National Planning Policy Framework (NPPF) last updated in February 2025. The NPPF sets out the Government’s overarching planning policies and how these are expected to be applied.

Relevant national policies

- 4.5 The following paragraphs of the NPPF are directly relevant to the development proposal:
- 4.6 Paragraph 7 confirms that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.7 Paragraph 8 states that achieving sustainable development involves three interdependent and mutually supportive objectives: economic, social, and environmental.
- 4.8 Paragraph 61 states that ‘To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay’.
- 4.9 Paragraph 73 states that ‘small and medium sized sites can make an important contribution to meeting the housing requirement of an area’. Particularly those that utilise brownfield sites.

- 4.10 Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 4.11 Paragraph 124 states that planning policies and decisions should promote the effective use of land to meet housing and other needs, while also protecting the environment and ensuring safe and healthy living conditions. It encourages the use of previously developed (brownfield) land wherever possible to help accommodate objectively assessed needs.
- 4.12 Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 4.13 Paragraph 139 states that development which is not well designed should be refused, particularly where it does not reflect local design policies or government guidance. Conversely, significant weight should be given to schemes that follow local and national design guidance, or which demonstrate outstanding or innovative design that promotes sustainability or raises local design standards, provided they are in keeping with the surrounding context.
- 4.14 Paragraph 181 states that when determining planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.
- 4.15 Paragraph 207 states that applicants must describe the significance of any heritage assets affected by a proposal, including their setting, to a level proportionate to their importance. This should include consultation with the local historic environment record and appropriate expertise where necessary. Where there is archaeological potential, a desk-based assessment and, if required, a field evaluation should be submitted.



Fig 24. Stone wall around the site (Source: DPDS)



Fig 25 St. Andrews Church (Source: DPDS)



Fig 26. Stone built house nearby (Source: DPDS)



Fig 27. Stone gateway features around the site (Source: DPDS)

- 4.16 Paragraph 213 states that any harm to the significance of a designated heritage asset, whether through alteration, destruction, or development within its setting, requires clear and convincing justification.
- 4.17 Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Relevant local policies

- 4.18 The following policies of the Swindon Borough Local Plan 2026 are considered to be directly relevant to the proposed development:
- 4.19 Policy SD1 (Sustainable Development Principles) states that development proposals must be of a high-quality design, promote safety and inclusivity, respect and enhance natural and built environments and use land in an efficient and effective way.
- 4.20 Policy DE1 (High Quality Design) states that high standards of design will be required for all types of development and identifies design principles which proposals will be assessed against including 'context and character', 'layout, form and function' and 'amenity'.
- 4.21 Policy HA1 (Mix, Types and Density) states that housing development should be design-led, and in particular densities, house types and sizes should respect the character of the surrounding area and meet local needs.
- 4.22 Policy HA2 (Affordable Housing) states that for all developments of 15 homes or more, or those located on sites larger than 0.5 hectares, and subject to an economic viability assessment, a target of 30% affordable homes should be provided on-site.
- 4.23 Policy TR2 (Transport and Development) supports proposals that provide access that is appropriate to the scale, type and location of development without detriment to highway safety and local amenity.
- 4.24 Policy EN4 (Biodiversity and Geodiversity) requires development to avoid harm to biodiversity and geodiversity through sensitive design and ecological connectivity.
- 4.25 Policy EN6 (Flood Risk) requires that development minimises flood risk and ensures it does not increase the risk of flooding on adjoining or surrounding land.

- 4.26 Policy EN5 (Landscape Character and Historic Landscape) requires development to protect, conserve, and enhance the Borough's landscape character and local distinctiveness. Proposals must use designs and materials that are sympathetic to their surroundings, avoid unacceptable landscape impacts, and provide appropriate mitigation where any adverse effects are unavoidable.
- 4.27 Policy EN10 (Historic Environment and Heritage Assets) states that the historic environment and heritage assets in Swindon Borough should be sustained and enhanced. Proposals affecting listed buildings or conservation areas must preserve elements that contribute to their special architectural or historic character.



Fig 28. Image of historic Blunsdon Abbey near the site (Source: DPDS)

Emerging policies

- 4.28 Swindon Borough Council is currently preparing a new Local Plan looking ahead to 2043, which is expected to be adopted in December 2027. A Regulation 18 consultation on a draft Local Plan took place between September and October 2025.
- 4.29 Although the emerging Local Plan has not yet been adopted, it is a material consideration in the planning process. Notably, a key change in the draft Swindon Local Plan 2043 is directly relevant to the proposed development. According to the draft Policies Map, the application site, currently located outside the existing 'urban area boundary', is proposed to be included within the revised urban area boundary. This change reflects the site's growing integration with the surrounding built environment and its potential to contribute to sustainable development objectives.

Supplementary Planning Documents

Residential Design Guide

- 4.30 The Swindon Residential Design Guide, adopted in June 2016, supplements Local Plan Policy DE1 and aims to ensure high-quality design across the borough and is divided into two parts.
- 4.31 Part 1 outlines the local design characteristics sought in Swindon, providing guidelines to achieve high-quality development that responds to its context, character, and layout.
- 4.32 Part 2 builds on this by addressing design principles related to form, function, amenity, public realm quality, and design analysis.



Fig 29. Photo of housing in Lyall Close (Source: DPDS)



Fig 30. Image of new housing at Abbey Farm (Source: Google Map)

Conservation Area Appraisal and Management Plan

- 4.33 The Blunsdon St Andrew Conservation Area Appraisal and Management Plan, adopted in April 2006, is considered directly relevant to the proposed development.
- 4.34 The Blunsdon St Andrew Conservation Area map, available on Swindon Borough Council’s website, identifies features of importance within the vicinity of Abbey Garden. The proposed site falls within the Conservation Area and is identified as an ‘important green space’. Additionally, the trees along the northern and eastern boundaries are classified as ‘significant trees.’

- 4.35 The Appraisal states that the Conservation Area today accommodates a much larger, predominantly residential population. The architectural and historic interest of the village’s buildings and structures, including St Andrew’s Church, along with the area’s trees, hedges, and other vegetation, justifies its designation as a Conservation Area.
- 4.36 Under the subheading ‘Opportunities’, the Appraisal notes that a number of trees within the area require attention. It further states that effective management of these trees could significantly enhance the appearance of the Conservation Area.

- 4.37 The Management Plan identifies future development as a potential management issue, including ad-hoc planning applications for alterations, conversions, and refurbishments, and potential residential development in the Conservation Area. The Plan recommends that all future development proposals be strictly controlled in terms of design and materials, in order to protect the character of the area. It also emphasises that any development within the Conservation Area must involve consultation with the Planning and Conservation Department to ensure that potential impacts are carefully assessed and appropriately managed.

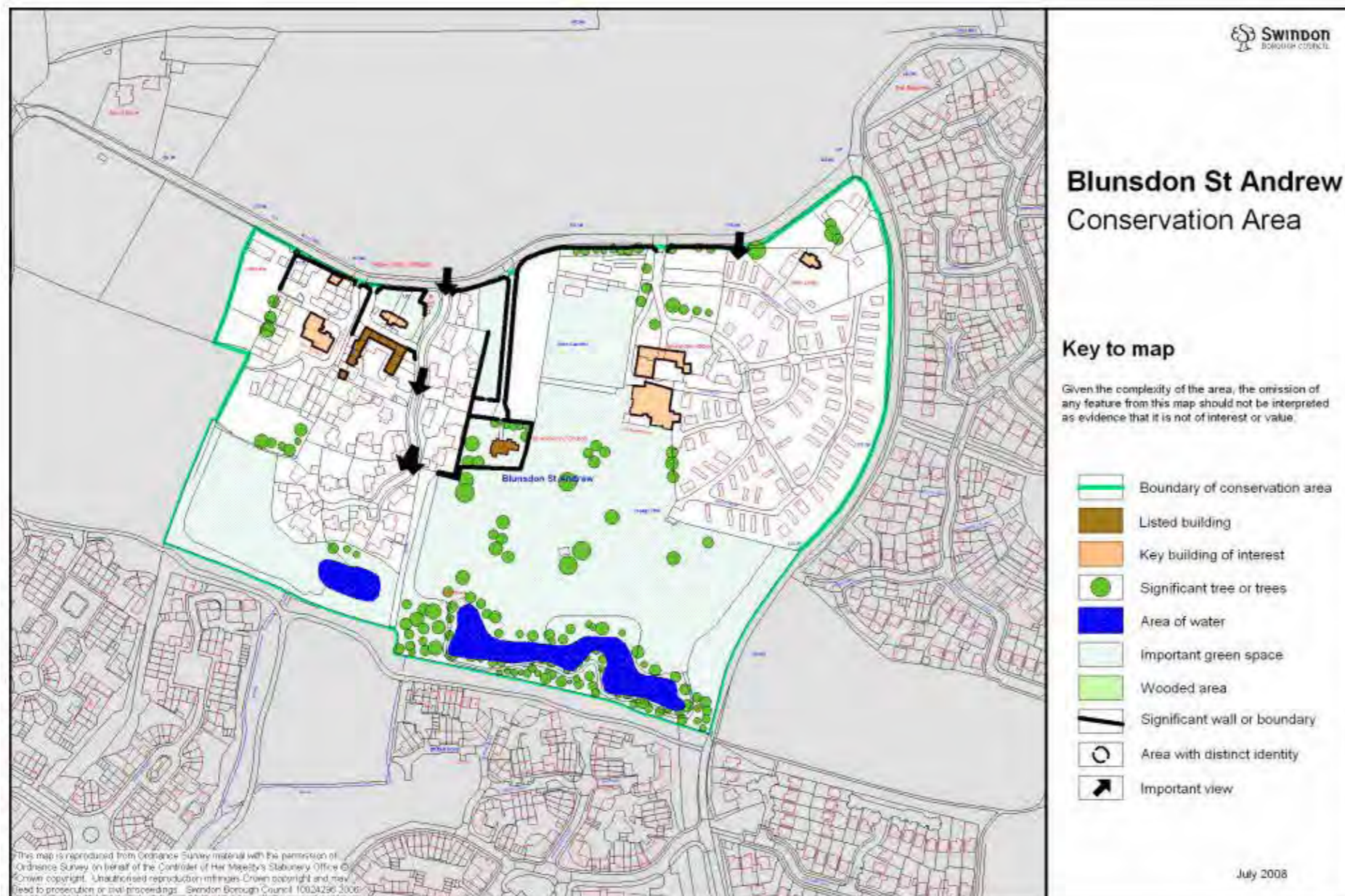


Fig 31. Blunsdon St Andrew Conservation Area map (Source: Swindon Borough Council)

- Special Area of Conservation Interim Recreation Mitigation Strategy
- 4.38 The North Meadow and Clattinger Farm Special Area of Conservation Interim Recreation Mitigation Strategy 2023-2028, adopted in November 2023, is directly relevant to the proposed development.
- 4.39 The Strategy outlines a strategic approach to mitigating the recreational impacts of new development, ensuring that such development can proceed without adversely affecting the ecological integrity of the area. The proposed site lies within the outer Zone of Influence; therefore, the development is required to provide mitigation through Strategic Access Management and Monitoring (SAMM) contributions. According to the Strategy, the SAMM contribution is estimated at £323 per new residential unit.

5.0 Proposed Development



Description of Proposed Development

5.1 The proposed development is a direct response to the opportunity presented to restore Abbey Gardens to a significant open green space forming the centrepiece of a new, small-scale residential development set within the fully retained stone walls of the original kitchen garden. At the same time great care has been taken to preserve and enhance the setting of all nearby heritage assets, especially the Grade II* listed St Andrews Church. Following removal of the diseased trees (on advice from the Council's arboriculturist) an extensive landscaping and replanting scheme will take place following the principles established by the Landscape Strategy. This will be supplemented by further, more detailed landscape proposals on completion of the development.



1950s to 1970s : Site very open and used as Market Garden



1990s to 2022 : Site overgrown by self-seeded trees and totally unmaintained



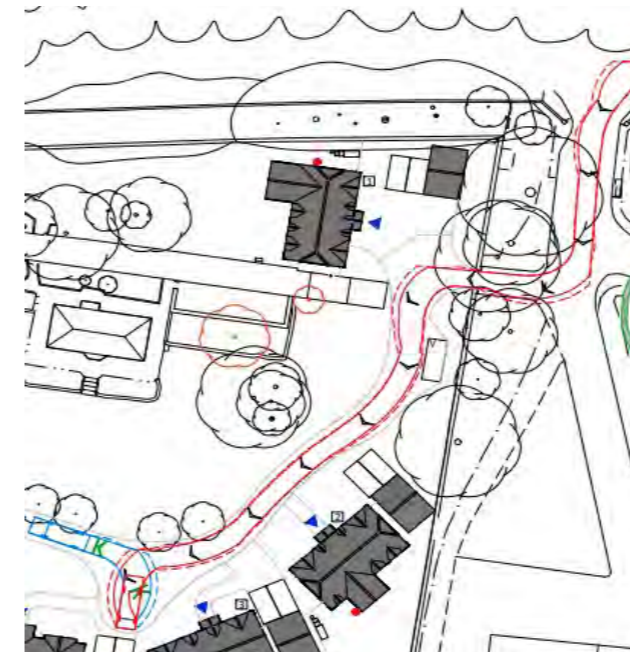
2025 : Site at present cleared of diseased trees and self-seeded vegetation



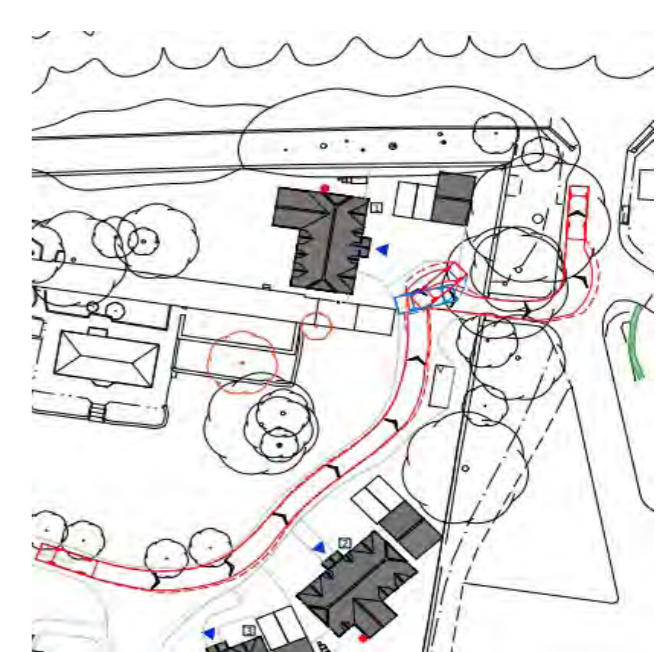
2025/2026: Proposed site plan in revised development scheme restoring a large open green space at the centre of the scheme within retained Kitchen Garden Walls

Fig 32. Photos & diagrams showing site progressing over time from large open space to being totally covered in trees to current day to scheme with large central open space. (Source: DPDS)

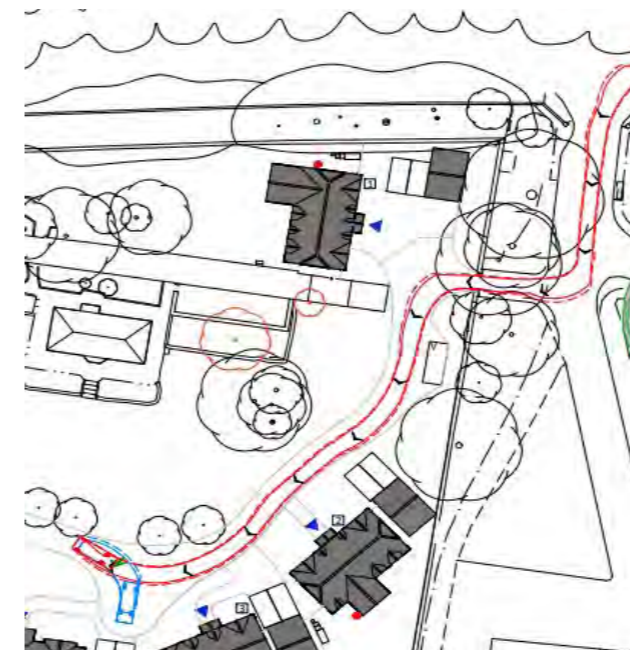
5.2 Access to serve the new homes will be taken from Tadpole Lane via the existing access to the adjacent mobile home park. The applicants enjoy defined rights of way via the existing access driveway on the eastern boundary of the site, and this will be enhanced by a new gated entrance giving access to a permeable resin bound gravel drive leading to the houses. This driveway is being kept to a minimum width so as to give the appearance of an estate driveway rather than an urban road and it will be a shared surface for pedestrians as well. Drawing No 10583/201 and 10583/202 prepared by Cole Easdon captured below shows the swept path for access to the site by a fire tender with turning facility also provided, with other localised widening points for vehicles to pass.



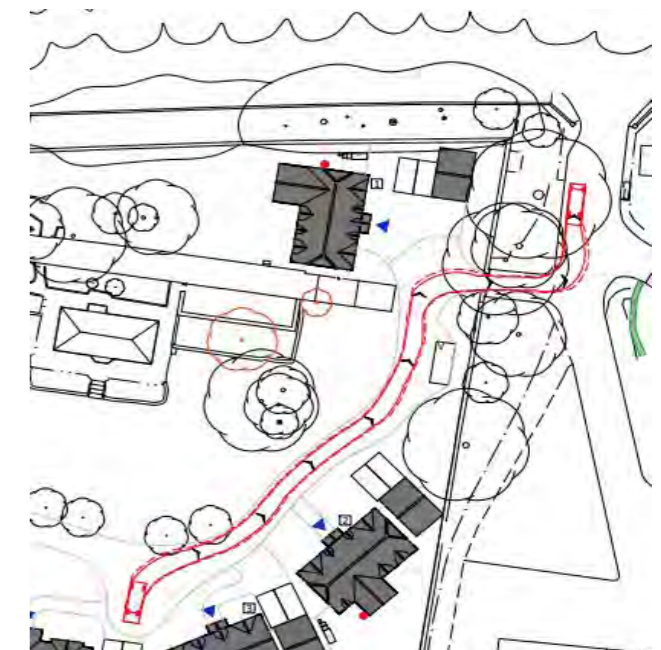
Delivery vehicle entering site and turning



Delivery vehicle entering egressing site



Fire tender entering site and turning



Fire tender entering egressing site

Fig 33. Swept path for delivery vehicle and fire tender (Source: Prepared by Cole Easdon)

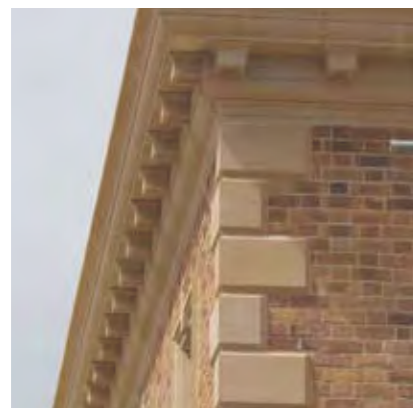
- 5.3 The houses have been designed to follow the design cues indicated earlier in this D&AS and the materials chosen to have also followed those used in nearby developments, both new and old. In essence, the external walls will be natural Cotswold stone with a mixture of slate and plain clay tiles roofs reflecting nearby buildings.
- 5.4 Detailing of the house designs in terms of porches, window details/fenestration, doors and lintels also follow cues taken from local buildings nearby. Black, heritage quality rainwater goods will be used on all properties. The palette of materials is reflected in below.



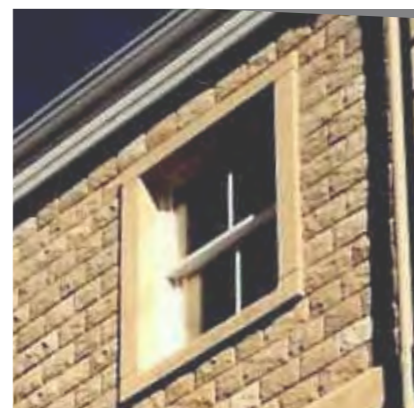
Cotswold stone - for all elevations
Aggregate Industries
Colour: Buff or similar approved



Stone Plinth -
Acanthus Cast Stone Ltd
Colour: Bathstone
or similar approved



Stone Quoins -
Acanthus Cast Stone Ltd
Colour: Bathstone
or similar approved



Stone surrounds - for windows and doors
Acanthus Cast Stone Ltd
Colour: Bathstone
or similar approved



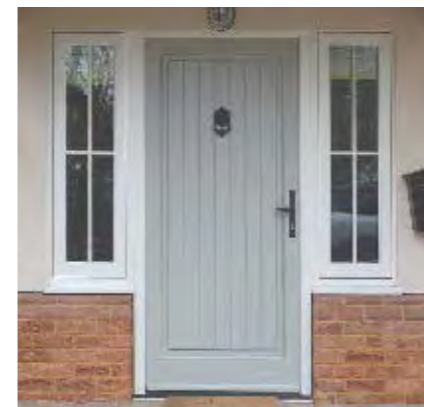
Roof tiles - for Plot 1 and 5
Heritage Clay Tiles
Colour: Clayhall Medium Blend
or similar approved



Roof tiles - for Plot 2,3 and 5
Wienerberger Sandtoft BritSlate Duchess
Colour: Graphite
or similar approved



Casement Windows-
Mumford & Wood Timber Windows
and Doors
Colour: White
or similar approved



Front Door-
Mumford & Wood Timber Windows
and Doors
Colour: Light oak or similar approved
or similar approved



Rear door-
Mumford & Wood Timber Windows
and Doors
Colour: Light oak or similar approved
or similar approved



PVC gutter and RWP's - Wienerberger
Floplast
Colour: Black
or similar approved

- 5.5 Car parking is provided on site, along with visitor parking, to SBC adopted parking standards. A refuse collection point just inside the gated entrance is provided.
- 5.6 The scheme will drain by gravity to a pumping station and utilise a pumped drainage design to flow into the adopted public foul sewer to the north at Amethyst Road.
- 5.7 Surface water will be to soakaways within the development site and sustainable drainage features will be utilised on the scheme.
- 5.8 Boundary definition will be provided as far as possible by retention of existing Cotswold stone walls, supplemented as appropriate by new walls and gates. Front boundary definition of properties and the open central green space will be by low level hedge planting with other shrubs and trees as defined by a detailed landscape scheme.

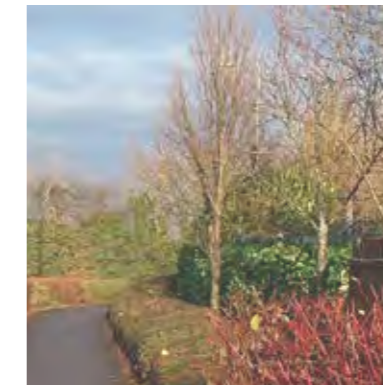
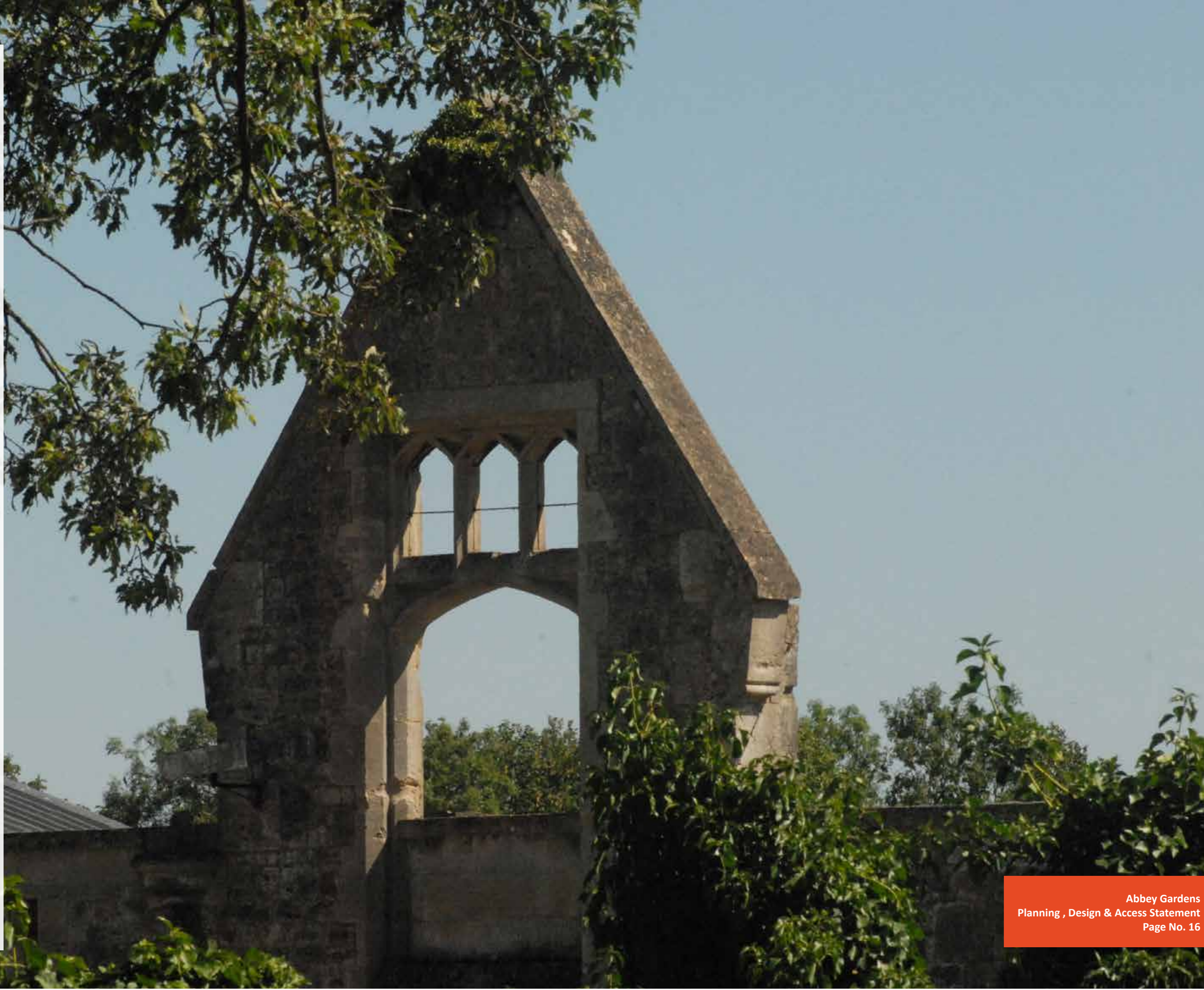


Fig 35. Images of proposed boundary treatment (Source: DPDS)

- 5.9 Retained areas of the applicant's ownership (not forming part of this application) will be further landscaped as part of the existing residential curtilage.

Fig 34. Images of proposed building materials palette (Source: Manufacture/ Supplier Site)

6.0 Planning Assessment



Principle of development

Surrounding Site Context

- 6.1 The application site is already in residential use and considered suitable for a high-quality residential development due to its context within an established wider residential setting.
- 6.2 It is surrounded by existing residential uses, reinforcing its compatibility with the surrounding built environment. To the east and partly on the south side, the site adjoins a caravan park, while it is a different form of housing, it still nevertheless contributes to the overall residential character of the area. To the north and west, the site is bordered by existing residential dwellings, contributing to a continuous pattern of residential development. To the north is the recently completed Abbey Farm residential development with its open spaces, shops and primary school, whilst to the northwest lies Tadpole Garden Village, a major new residential community that further reinforces the transition of the area into a predominantly residential zone.



Fig 36. Images of Abbey Farm (Source: Google map)



Fig 37. Images of shop (Source: DPDS) and school (Source: Google Map)

- 6.3 Given this context, the development of five additional dwellings on this site represents an appropriate and logical infill opportunity within a sustainable location on a part-brownfield site.

Emerging Settlement Boundary Considerations

- 6.4 Under the currently adopted Swindon Local Plan 2026, the proposed site is located just outside the defined urban area boundary. However, it is situated immediately adjacent to the edge of the urban area and forms a logical extension to the existing built-up form. Importantly, the emerging Local Plan proposes a revision to the urban area boundary, which brings the site within the redefined urban area. This indicates a recognition of the site's suitability for development and its functional relationship with the existing urban fabric. Given the direction of emerging policy and the site's location on the urban edge, it is reasonable to consider the land as appropriate for residential development in principle.

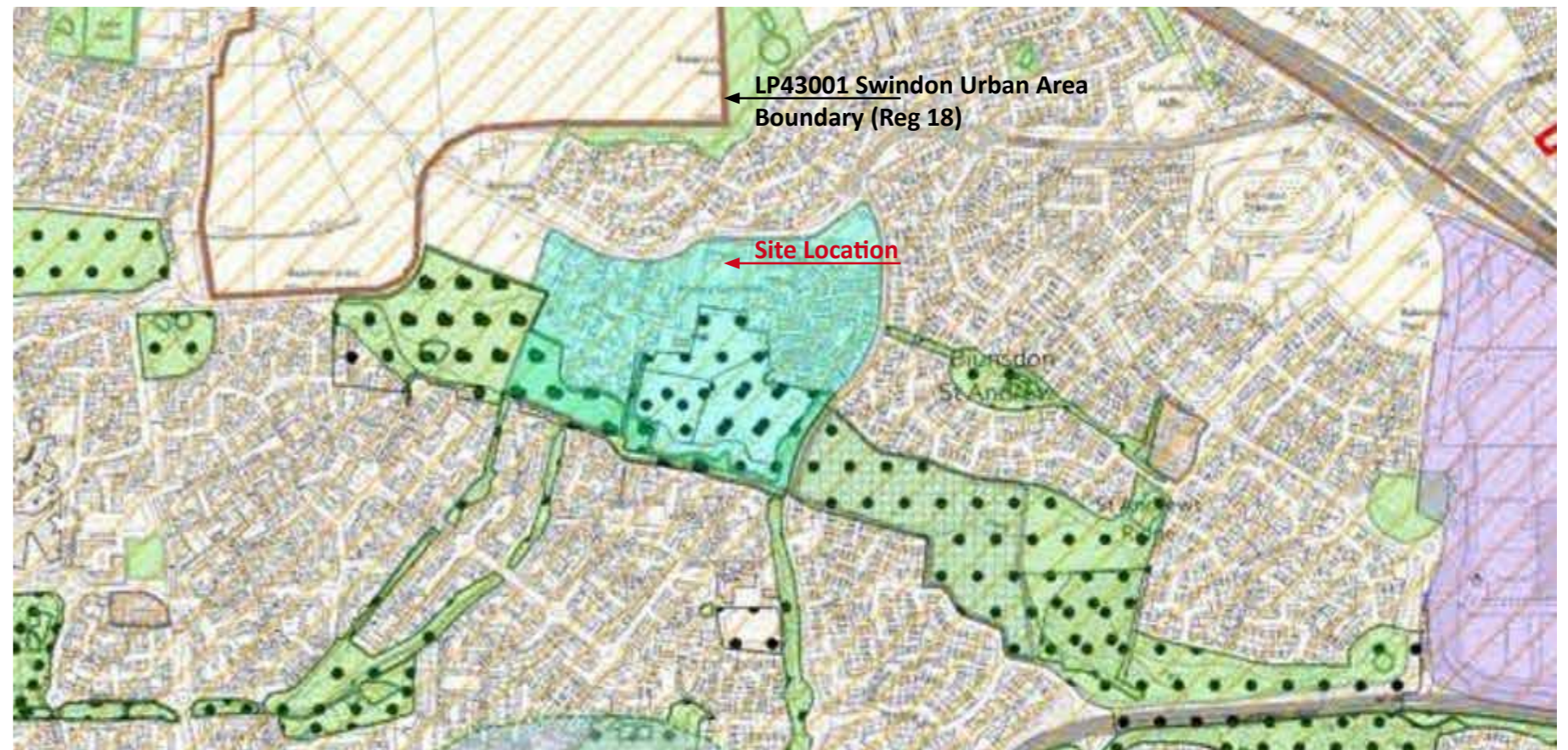


Fig 38. Extract from emerging Local Plan Proposal Map (Source: Swindon Borough Council)

Five-year Housing Land Supply

- 6.5 As confirmed in the Council's latest Five-year Housing Land Supply Statement (2025 to 2030) and other published sources, the Council currently cannot demonstrate a five-year supply of deliverable housing sites as required by the National Planning Policy Framework (NPPF).
- 6.6 In accordance with NPPF Paragraph 11(d), the presumption in favour of sustainable development is therefore engaged. Relevant housing supply policies in the Local Plan are considered out-of-date, and planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the NPPF.
- 6.7 The proposed development of five dwellings will make a modest, but valuable, contribution to addressing Swindon's housing shortfall, helping to boost the overall supply of homes in the borough. As a small site, it has the potential to be delivered quickly, in accordance with Paragraph 73 of the NPPF, which supports the identification and use of small sites to accelerate housing delivery.

Effective Use of Land

- 6.8 The site is located within a predominantly residential area, benefiting from good access to local amenities and public transport links. Despite its favourable location for residential development, the site currently remains vacant. The proposed scheme seeks to make effective use of this brownfield land by introducing five dwellings at a low density, appropriate to the character of the surrounding area. Bringing forward the development would therefore make a more efficient use of underutilised land. In accordance with paragraph 124 of the NPPF, the proposal supports the effective use of land to meet housing needs, with an emphasis on the redevelopment of brownfield sites.

Achieving Well-Design Places

- 6.9 The NPPF paragraph 131 emphasises that creating high-quality, beautiful, and sustainable buildings and places is fundamental to the planning and development process. The proposed design has been developed with this principle in mind, ensuring a well-considered and high-quality scheme. NPPF Paragraph 139 further notes that poorly designed development should be refused, particularly where it fails to reflect local design policies and guidance.
- 6.10 The design responds positively to the character of the surrounding area, taking cues from nearby traditional buildings. External walls will be finished in natural Cotswold stone, with a combination of slate and plain clay tile roofs, consistent with local vernacular materials. Architectural detailing, including porches, windows, doors, lintels, and fenestration, has also been informed by nearby properties.
- 6.11 This approach aligns with Swindon Borough Local Plan Policy DE1 (High Quality Design), which seeks development that reflects local context and character, achieves a coherent layout and form, and provides a positive living environment. The proposal therefore represents a well-designed scheme that integrates sensitively within its setting while delivering lasting architectural quality.
- 6.12 It is noted that Policy HA2 of the Swindon Borough Local Plan sets a target of 30% affordable housing to be provided on-site for developments of 15 or more dwellings, or for those located on sites larger than 0.5 hectares. As the proposed development comprises only five dwellings and the site area is less than 0.5 hectares, it is not required to provide affordable housing.

Landscape considerations

- 6.13 A Landscape Appraisal and Strategy has been prepared to inform the design and support of the proposal. The existing mature vegetation around the Abbey Gardens site provides an extensive and effective visual screen to the proposed development. This natural screening plays a key role in limiting views into the site from the wider Blunsdon St Andrew Conservation Area and in protecting the setting of St Andrew's Church and its associated churchyard. The tree cover also contributes significantly to maintaining the sense of enclosure identified in the Blunsdon St Andrew Conservation Area Appraisal and Management Plan. Due to the site's topography with mature tree cover and high stone boundary walls, the Kitchen Garden area remains largely unseen from public vantage points.



Fig 39. Photo showing the mature trees and stone wall at the front yard as screen to the Kitchen Garden (Source: DPDS)

- 6.14 The recent removal of diseased trees along the eastern boundary of Church Lane has created limited opportunities for glimpsed views of the site, particularly from a small area in the north-west corner of the churchyard. However, these views remain partly screened by existing stone walls and hedgerows approximately three to four metres in height. A comprehensive replanting strategy is proposed as part of the Landscape Strategy to address the loss of these trees, introducing new planting that will reinstate the visual buffer over time and strengthen the site's relationship with its surroundings. Suitable species such as Lime, London Plane, Acacia and English Oak are proposed to reflect the existing local character.



Fig 40. Photo showing the view from the entrance of St. Andrew's Church towards the Abbey Gardens (Source: DPDS)

- 6.15 The proposed Landscape Strategy will also retain a substantial open green space at the heart of the development, around which the existing Abbey Gardens House and new dwellings will be arranged. This landscape-led approach ensures that the scheme integrates sensitively within its context and that, as new planting matures, the overall visual and landscape impact on the setting of St Andrew's Church and the Conservation Area will remain minimal. In line with Policy EN5 of the Swindon Borough Local Plan 2026, which seeks to protect and enhance landscape character, the design preserves local distinctiveness and avoids unacceptable impacts.



Fig 41. Photo showing the existing open green space around Abbey Gardens (Source: DPDS)

Ecological considerations

- 6.16 The Ecological Impact Assessment (EclA) was prepared in July 2024 in support of the proposed development. Baseline ecological surveys identified two key ecological features of relevance to the site: Haydon Meadow Site of Special Scientific Interest (SSSI) and great crested newt (GCN).
- 6.17 To avoid or reduce potential impacts, several embedded mitigation measures are incorporated within the design. The development will participate in the District Level Licensing scheme for GCN, administered by Natural England, which provides a strategic and fully mitigated approach to managing potential effects on this protected species. In addition, any necessary removal of nesting bird habitats (such as vegetation, buildings, or walls) will be undertaken outside the bird-nesting season, between September and February, or otherwise under the supervision of a suitably qualified ecologist.
- 6.18 The EclA identified no likely significant effects on ecological features during either the construction or operational phases once the embedded mitigation is implemented. Haydon Meadow SSSI, located approximately 1.6 km west of the site, is not publicly accessible, and the proposed small-scale residential development is not expected to increase recreational pressure or cause habitat degradation. As such, no residual adverse effects on the SSSI, GCN populations, or other ecological receptors are predicted.
- 6.19 No additional mitigation or post-construction monitoring is required beyond the embedded measures. The scheme will also implement the ecological protection and enhancement recommendations (R5-R20) set out in the 2023 Preliminary Ecological Appraisal. Overall, the EclA concludes that the development will have no significant residual effects on designated sites or protected species. The proposal aligns with national biodiversity objectives and Policy EN4 of the Swindon Borough Local Plan 2026, which seeks to avoid harm to biodiversity and geodiversity through sensitive design and ecological connectivity.

Heritage considerations

- 6.20 A Heritage Impact Assessment (HIA) has been prepared to inform the design and support the proposal. The HIA concludes " The proposals are considered to have at worst, a negligible-slight adverse effect on the setting of the Conservation Area, the Church of St. Andrew and the Blunsdon Abbey house and park, resulting in less than substantial harm. It is at the discretion of the Planning Authority to judge whether this harm outweighs

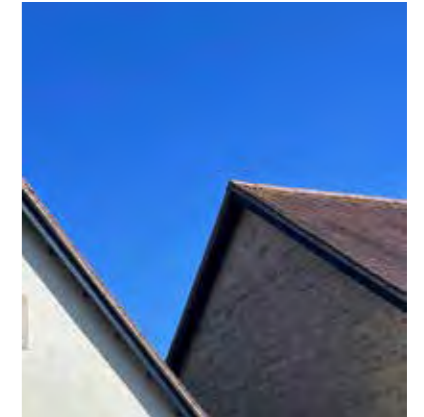
any public benefit that arises from new housing in relation to Policy EN10 of the Local Plan, paragraphs 215 and 216 of the NPPF or sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is the conclusion of this report, however, that the level of harm is not sufficient to cause a level of conflict with the relevant legislation that would prevent approval of the application."

Drainage considerations

- 6.21 A Drainage Strategy has been prepared to inform and support the proposed development. The strategy confirms that surface water runoff will be discharged to ground through infiltration based Sustainable Drainage Systems (SuDS), including permeable sub base systems and a cellular soakaway. Foul water will be pumped to the public foul sewer in the open space area to the north of Lady Lane, subject to approval from Thames Water. The existing dwelling on the site will also be connected to the proposed foul drainage system. The report concludes that the proposed development can be delivered without increasing flood risk in the surrounding area, in accordance with policy EN6 of the Swindon Borough Local Plan 2026 and paragraph 181 of the NPPF.
- 6.22 The proposals have fully addressed all declared heritage, landscape, ecology, drainage and arboricultural issues. These have been fully addressed in the specialist topic reports that support this application.
- 6.23 The new residential properties have taken design cues from the best examples of traditional Cotswold residential design, utilising natural Cotswold stone masonry with dripstone lintels and stone window mullions and cill details. Poches and other details have taken design cues from properties in the locality.



Cotswold Manor House in Purton (Source: DPDS)



Images showing the gable/ dormer features, roof covering and window details found in local building (Source: DPDS)

Fig 42. Photos showing the design cues from the Cotswold Manor House (Source: DPDS)

- 6.24 By comparison to the original house designs proposed for the site the roof height has been reduced significantly and the three-storey dwelling design removed from the scheme. Roof coverings are to be in synthetic slate (3 dwellings) with the remaining two dwellings having plain clay tiles to match Abbey Gardens House.
- 6.25 Car parking is provided at to meet the standards of Swindon Borough Council, including casual parking for visitors.
- 6.26 A refuse collection area is provided just inside the new entrance gates to the scheme.
- 6.27 The houses have been designed to meet future Building Regulation requirements and will be all electric, with underfloor heating and air source heat pumps. For this reason, no chimney features are shown on the dwellings.

7.0 Summary and Conclusions



Summary and Conclusions

- 7.1 This Planning, Design & Access Statement has been prepared by DPDS Consulting on behalf of Ms Astrid and Mr Erik Broderstad in support of a full planning application for the residential development comprising of 5no. dwellings with garages and gardens with access within the grounds of Abbey Gardens, Swindon. The scheme design has been specifically amended to address identified issues arising from the original consultation process.
- 7.2 The principle of development is considered to be acceptable, and overall, the proposed scheme is designed to an exceptionally high standard and will deliver a highly sustainable residential development in accordance with the objectives of the NPPF:
- **Economic Objective:** The scheme delivers housing on brownfield land, which is suitable, available and achievable for residential development. Economic benefits will be felt through the construction phase and beyond, as future residents will contribute to the sustainability of local facilities and services.
 - **Social Objective:** The proposed scheme will deliver a policy-compliant residential development within the grounds of Abbey Gardens. As a relatively small-scale project, it can be built out quickly, making a genuine and positive contribution to Swindon Borough Council's housing land supply, which currently falls short of demonstrating a five-year supply. Each dwelling will benefit from a private rear garden providing amenity space, while landscaping and biodiversity enhancements will help create an attractive sense of place. The site's location, surrounded primarily by existing residential development and well connected to local amenities and public transport, will also encourage residents to make use of walking routes and public transport links to nearby facilities and employment areas.
 - **Environmental Objective:** The proposed scheme makes effective use of brownfield land to deliver much-needed family homes. The site benefits from safe and suitable access to the public highway, making it appropriate for residential development. It is well connected to the wider area and offers convenient access to a full range of services, with direct and efficient links to the town centre and nearby employment areas. The scheme also incorporates enhanced habitats to promote biodiversity and achieve a measurable net gain. In addition, appropriate tree protection measures and drainage strategy will be implemented to ensure that flood risk is not increased on the site or elsewhere.



Fig 43. View of Blunsdon Abbey house ruin (Source: DPDS)



Fig 44. View of the Wessex Downs to the south of Swindon (Source: DPDS)

Appendix





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Note: NOT TO BE USED FOR CONSTRUCTION PURPOSES

- Key:**
- Proposed permeable resin bound gravel
 - Existing tree location
 - Proposed tree to fall down
 - Proposed trees
 - Single car garage (5.5m x 4m)
 - Location for potential pumping station
 - Location for Air Source Heat Pump
 - Bin and Cycle Store

GIA m ² (sqft)			
Plots	No. of Bedrooms	GIA (incl. garage)	GIA (excl. garage)
1	5	234.64 sqm (2,525.64 sqft)	211.7 sqm (2,278.72 sqft)
2	5	220.22 sqm (2,370.43 sqft)	197.28 sqm (2,123.50 sqft)
3	5	231.64 sqm (2,493.35 sqft)	208.7 sqm (2,246.43 sqft)
4	5	286.94 sqm (3,088.6 sqft)	264 sqm (2,841.67 sqft)
5	5	271.65 sqm (2,924.02 sqft)	248.71 sqm (2,677.09 sqft)
Total		958.15 sqm (10,313.44 sqft)	1,130.39sqm (12,167.41 sqft)

Revision	Date	Drawn	Rev
Issued for Planning	14.11.2025	IS	



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Client
Astrid and Erik Broderstad

Project
Abbey Gardens

Drawing Title
Proposed Site Plan

Date
14/11/2025

Drawn
GA/JS

Checked
LMD

Drawing No. **C12557.PL.050**

Scale **1:500@A3**

Reference Image: Example of permeable resin bound gravel used for the access way and private driveways/ parking.








Proposed Site Plan

Scale 1:250 @ A3
 0m 5m 10m
 1:250 @ A1 1:500 @ A3



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- Key:**
-  Proposed permeable resin bound gravel
 -  Existing tree location
 -  Proposed tree to fall down
 -  Proposed trees
 -  Single car garage (5.5m x 4m)

Revision	Date	Drawn	Rev
	14.11.2025	JS	



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Drawing Title
Proposed Contextual Plan

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Drawing No.	Revision	Scale
C12557.PL.051	-	1:1000@A3 1:500@A1

Proposed Contextual Plan
 Scale 1:250 @ A1
 0m 5 10 15 20 25
 Issue 1:500 @ A1 / 1:1000 @ A3



Tree Management Plan
Scale: 1:250 @ A1

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- Key:**
- Existing trees
 - Proposed tree to fall down
 - Proposed trees

Revision	Date	Drawn	Rev
Issued for Planning	14.11.2025	JS	



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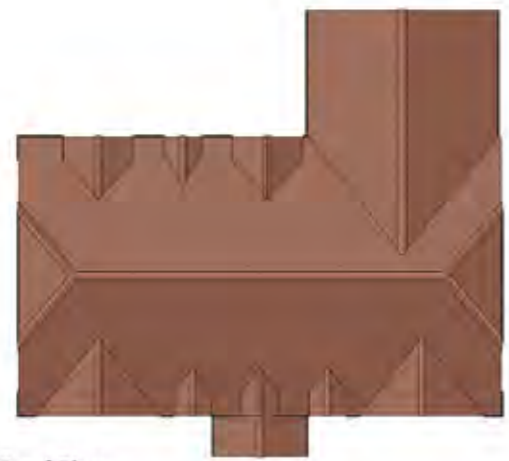
Client
Astrid and Erik Broderstad

Project
Abbey Gardens

Drawing Title
Tree Management Plan

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C12557.PL.052	-	1:500@A1 1:250 @A1

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Roof Plan



Elevation A



Elevation B



First Floor Plan



Elevation C



Elevation D



Ground Floor Plan

Key:

- Main Wall -
Aggregate Industries - Traditional Walling
Colour: Buff or similar approved
- Roof Tile -
Heritage Clay Tiles
Colour: Clayhall Medium Blend or similar approved
- Stone Cast -
Acanthus window surrounds - plain
Colour: Bathstone or similar approved
- Stone Plinth -
Acanthus plinth blocks
Colour: Bathstone or similar approved
- Stone Quoins -
Acanthus cast stone quoins
Colour: Bathstone or similar approved
- Windows -
Mumford & Wood timber casement windows
Colour: White or similar approved
- Front Door -
Mumford & Wood timber entrance door
Colour: Light oak or similar approved
- Side Door -
Mumford & Wood external glazed door
Colour: Light oak or similar approved
- Rear Door -
Mumford & Wood french door
Colour: Light oak or similar approved
- Rear Door -
Mumford & Wood three door bi-fold door
Colour: Light oak or similar approved
- PVC Rainwater System -
FluPlast - Gutter and Downpipe
Colour: Black or similar approved

Revision	Date	Drawn	Rev
Issued for Planning	10.11.2025	JS	-



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Client
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Project
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Drawing Title
**Proposed Floor Plan & Elevation
 Plot 1**











Date	Drawn	Checked
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C12557.SK.100	-	1:200 @A3 1:50 @A1

Plot 1
Proposed floor plan & elevation
 Scale 1:200 @ A3

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Key:

-  Main Wall -
Aggregate Industries - Traditional Walling
Colour: Buff or similar approved
-  Roof Tile -
Wernerberger Sandtofs BritSlate Duchess
Colour: Graphite or similar approved
-  Stone Cast -
Acanthus window surrounds - plain
Colour: Bathstone or similar approved
-  Stone Plinth -
Acanthus plinth blocks
Colour: Bathstone or similar approved
-  Stone Quoins -
Acanthus cast stone quoins
Colour: Bathstone or similar approved
-  Windows -
Mumford & Wood timber casement windows
Colour: White or similar approved
-  Front Door -
Mumford & Wood timber entrance door with
glass side panel
Colour: Light oak or similar approved
-  Side Door -
Mumford & Wood external glazed door
Colour: Light oak or similar approved
-  Rear Door -
Mumford & Wood three door bi-fold door
Colour: Light oak or similar approved
-  PVC Rainwater System -
FloPlant - Gutter and Downpipe
Colour: Black or similar approved

Issued for Planning	10/11/2025	JS	-
Revision	Date	Drawn	Rev



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Client
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Project
Abbey Gardens

Drawing Title
**Proposed Floor Plan & Elevation
 Plot 2**

Date
 10/11/2025

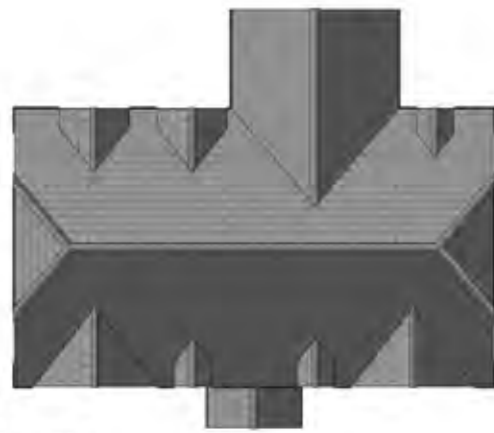
Drawn
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Checked
 LMD

Drawing No.
C12557.SK.101

Revision
 -

Scale
1:200 @A3



Roof Plan



Elevation A



Elevation B



First Floor Plan



Elevation C



Elevation D













Ground Floor Plan

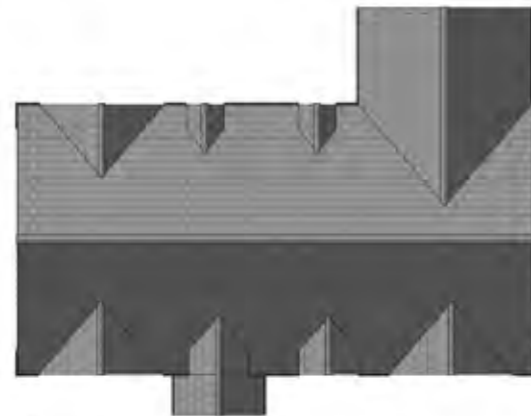
Plot 2
Proposed floor plan & elevation
 Scale 1:200 @A3

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Key:

-  Main Wall -
Aggregate Industries - Traditional Walling
Colour: Buff or similar approved
-  Roof Tile -
Wernerberger Sandtofs BritSlate Duchess
Colour: Graphite or similar approved
-  Stone Cast -
Acanthus window surrounds - plain
Colour: Bathstone or similar approved
-  Stone Plinth -
Acanthus plinth blocks
Colour: Bathstone or similar approved
-  Stone Quoins -
Acanthus cast stone quoins
Colour: Bathstone or similar approved
-  Windows -
Mumford & Wood timber casement windows
Colour: White or similar approved
-  Front Door -
Mumford & Wood entrance door
Colour: Light oak or similar approved
-  Side Door -
Mumford & Wood external glazed door
Colour: Light oak or similar approved
-  Rear Door -
Mumford & Wood three door bi-fold door
Colour: Light oak or similar approved
-  PVC Rainwater System -
FltFlast - Gutter and Downpipe
Colour: Black or similar approved



Roof Plan



Elevation A



Elevation B



First Floor Plan



Elevation C



Elevation D



Ground Floor Plan

Plot 3
 Proposed floor plan & elevation
 Scale 1:200 @ A3

Revision	Date	Drawn	Rev
Issued for Planning	10/11/2025	JS	-



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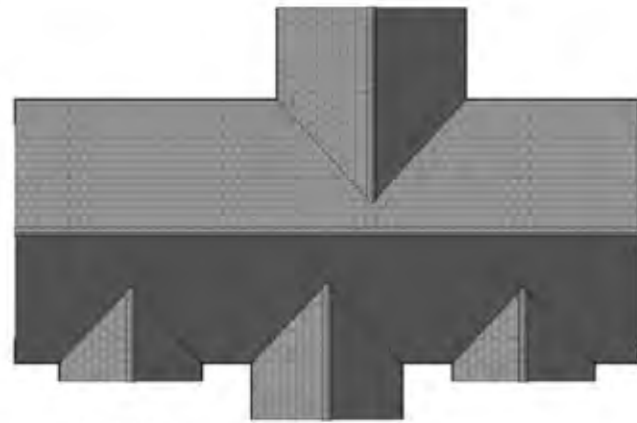
Client
Astrid and Erik Broderstad

Project
Abbey Gardens

Drawing Title
**Proposed Floor Plan & Elevation
 Plot 3**

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10/11/2025	JS	LMD
Drawing No.	Revision	Scale
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Roof Plan



Elevation A



Elevation B



First Floor Plan



Elevation C



Elevation D



Ground Floor Plan

Key:

- Main Wall -
Aggregate Industries - Traditional Walling
Colour: Buff or similar approved
- Roof Tile -
Wienerberger Sandtoft BritSlate Duchess
Colour: Graphite or similar approved
- Stone Cast -
Acanthus window surrounds - plain
Colour: Bathstone or similar approved
- Stone Plinth -
Acanthus plinth blocks
Colour: Bathstone or similar approved
- Stone Quoins -
Acanthus cast stone quoins
Colour: Bathstone or similar approved
- Windows -
Mumford & Wood timber casement windows
Colour: White or similar approved
- Front Door -
Mumford & Wood timber entrance door with
glass side panels
Colour: Light oak or similar approved
- Rear Door -
Mumford & Wood external glazed door
Colour: Light oak or similar approved
- Rear Door -
Mumford & Wood three door bi-fold door
Colour: Light oak or similar approved
- PVC Rainwater System -
Flat/Plant - Gutter and Downpipe
Colour: Black or similar approved

Revision	Date	Drawn	Rev
Issued for Planning	10.11.2025	JS	-



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PLANNING**

Client
Astrid and Erik Broderstad

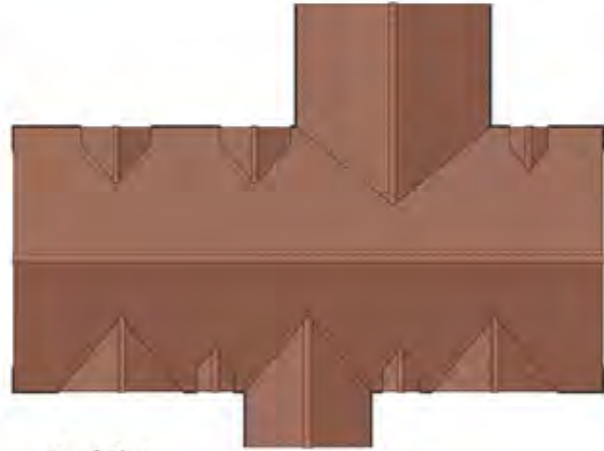
Project
Abbey Gardens

Drawing Title
**Proposed Floor Plan & Elevation
 Plot 4**

Date	Drawn	Checked
10/11/2025	JS	LMD
Drawing No.	Revision	Scale
C12557.SK.103	-	1:200 @A3 1:50 @A1

Plot 4
Proposed floor plan & elevation
 Scale 1:200 @ A3

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Roof Plan



Elevation A



Elevation B



First Floor Plan



Elevation C



Elevation D



Ground Floor Plan

Key:

- Main Wall -
Aggregate Industries Traditional Walling
Colour: Buff or similar approved
- Roof Tile -
Heritage Clay Tiles
Colour: Clayhall Medium Blend or similar approved
- Stone Cais -
Acanthus window surrounds - plain
Colour: Bathstone or similar approved
- Stone Plinth -
Acanthus plinth blocks
Colour: Bathstone or similar approved
- Stone Quoin -
Acanthus cast stone quoin
Colour: Bathstone or similar approved
- Windows -
Mumford & Wood timber casement windows
Colour: White or similar approved
- Front Door -
Mumford & Wood entrance door
Colour: Light oak or similar approved
- Side Door -
Mumford & Wood bi-fold door
Colour: Light oak or similar approved
- Rear Door -
Mumford & Wood external glazed door
Colour: Light oak or similar approved
- Rear Door -
Mumford & Wood three door bi-fold door
Colour: Light oak or similar approved
- PVC Rainwater System -
FluPlast - Gutter and Downpipe
Colour: Black or similar approved

Revision	Date	Drawn	Rev
Issued for Planning	10.11.2025	JS	-



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Project
Abbey Gardens

**Proposed Floor Plan & Elevation
Plot 5**

Date	Drawn	Checked
10/11/2025	JS	LMD
Drawing No.	Revision	Scale
C12557.SK.104	-	1:200 @A3 1:50 @A1

Plot 5
Proposed floor plan & elevation
 Scale 1:200 @A3

Description - Extrenal Wall Finish	Photo Reference
<p>Main Wall Brand: Aggregate Industries Product : Traditional Walling Colour : Buff or similar approved Location: All external walls</p>	
<p>Stone Surround Brand: Acanthus Cast Stone Ltd Product : Window/ door surrounds - plain Colour : Bathstone or similar approved Location : windows and doors (refer to drawings)</p>	
<p>Stone quoins Brand: Acanthus Cast Stone Ltd Model: 328 (L) x 215mm(D) x 215 (H) QPL1 Plain Colour : Bathstone or similar approved</p>	
<p>Stone plinth Brand: Acanthus Cast Stone Ltd Model: 140 (L) x 150mm(D) PLB22 Colour : Bathstone or similar approved</p>	
<p>Aluminium Rainwater Guttering 112 mm Half Round Gutter Brand: FloPlast Colour: Black</p>	

Description - Extrenal Wall Finish	Photo Reference
<p>Door Entrance door Brand: Mumford & Wood Product: Pomeroy style Entrance door (with side visual panel for plot 1, 2 and 4, refer to drawings) Colour: Light oak or similar approved</p>	
<p>Bi-fold door to patio/ garden Brand: Dale Joinery – Timber Framed, full glazed (detail of sub-frame/ height refers to drawings) Colour: Light oak</p>	
<p>Windows Brand: Mumford & Wood Product: casement window Colour: White or similar approved</p>	
<p>Roof tile Brand: Heritage Clay Tiles Ltd Size: 265 x 165 mm Colour: Clayhall Medium Blend Location: Plot 1 and 5 or similar approved</p> <p>Brand: Wienerberger Sandtoft Slate Range BritSlate Countess Size: 510 x 255mm Colour: Graphite Location: Plot 2,3 and 4 or similar approved</p>	 
<p>Access driveway/ parking Brand: Addagrip Model: Stonebound Resin Gravel Driveway Surfacing Colour: Honey (sharded driveway) Icicle (private drive/ parking) or similar approved</p>	



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Old Bank House
5 Devizes Road
Old Town
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SN1 4BJ
01793 501 600

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