

Design & Access Statement

Netherby Cottage
Hazelbury Hill
Box
SN13 8LB



existing photograph of front elevation
(Laker, J., Historic England, 2018)

August 2025

In the 1960's, Box saw major housing developments now surrounding Netherby Cottage. The cottage is set within the Box Conservation Area, Cotswold AONB, the eastern most part of the Avon Green Belt and the Bath and Bradford On Avon Bat Special Area of Conservation..

The property was originally four rubble stone cottages and through its' alterations over the last century the building has seen little change to its original footprint. During this time, numerous internal works have taken place, including the merging of properties into one residence prior to LPA records and the properties listed status.



Ground floor historic dwellings

The current owners wish to remove urea foam attached to the underside of the roof tiles and re-establish everyday use of the second-floor accommodation. This, alongside improving the internal space provision, will help ensure the properties optimum viable use, commensurate with the modern demands of family life.

Proposed Works

1. Removal of adheared urea-foam insulation from underside of slate stone roof, along with repairs and re-insulation of second floor
2. Internal alterations to the second floor, including removal of non-original structure and replacement with subtle engineered solution, and new internal linings/fit out
3. Restoration of partially infilled window on the north-eastern façade
4. Maintenance of existing velux roof lights to second floor by replacement with conservation rooflights
5. New soil vent pipe to follow historical run (current location assumed)
6. 2no. Bat boxes installed

Previous Planning

1. N - 87-2835-LB (Approved)
2. N - 93-0402-LB (Approved)
3. N - 94-2236-LB (Approved)
4. N - 94-2393-LB (Withdrawn)
5. N - 95-0104-LB (Approved)
6. N - 95-0105-LB (Approved)
7. N - 02-02411-LBC (Approved)
8. PL-2021-09866 (Approved, enacted, partially complete)
9. ENQ - 2025 - 00084 (Pre-application sought for advice on prior iteration of this scheme)

Design

The proposal intends to renovate and restore the second floor, providing evolutionary clarity to the public realm, while achieving modern living standards and family requirements.

Internally the second floor will become a once again frequented space, replacing urea foam insulation with a more effective solution, and finishing the underside of the structure with plasterboard. This will work to both visually brighten the space and improve thermal performance. The original roof structure will reach through the plasterboard down to the floor, exposing and highlighting the buildings history.

A new structural floor will be placed and mechanically fixed atop the existing walls, minimising the loading to the below ceiling while providing a flat floor surface. The floor finish is to be timber, matching exposed timber throughout the building.

The previous WC will be reinstated as a shower room for the accompanying second floor room, staying true to the historical use of the space while providing modern comforts. Materiality will change as to denote the spaces and preserve the building from water ingress and damp.

The existing rooflights have deteriorated beyond reasonable function, becoming subject to water ingress and damp build up. Replacement conservation roof lights are to be used, preserving the surrounding structure, improving thermal performance and lessening visual impact to the external surroundings.

Externally the partially infilled gable window will be reinstated, providing evolutionary clarity to both public and private realm.

During the design process we sought extensive advice regarding the historical significance of the dwelling along with the proposals' impact to the building's character. Our iterative dialogue with the heritage consultant resulted in the design being focused on the impact to the immediate and wider historical context. The restoration of the partially blocked up window and the conservation rooflights seek to improve the buildings dialogue with the public realm, while internal alterations aim to extend the longevity and life of the building. The Heritage Statement accompanying this application explores the proposals heritage impact in further detail.

Volume Assessment

There is no volumetric alteration to the dwelling.

Appearance & Materiality

The palette of materials considered is intended to be simple and complementary, allowing historic elements to be clearly elevated and contemporary additions understated.

The second floor is to be re-insulated and lined with thermal plasterboard, allowing for plaster and a light paint to match the existing walls within the lower floors. Original bracing timbers are to reach through the plasterboard, becoming a prominent and celebrated feature on the second floor. The floor will be raised with a hardwood natural timber finish and levelled to mitigate impact on the existing structure while keeping with the existing traditional flooring.

Privacy & Impact

Due to the internal nature of the works there will be little impact to the external setting and public realm. The principle impact will be the reinstated second floor gable window, obliquely facing Quarry Hill Street. This will have minimal impact to privacy while outwardly portraying the buildings original design to keen eyed passers by.

The replaced rooflights and singular vent tile are hidden from public view, and will blend in to the slate roof.

Access & Parking

The primary access, both pedestrian and vehicular, together with the existing parking provision to the property are to remain unaltered as part of the proposed works.

Ecology

Due to the internal nature of the proposed works there will be minimal impact to the local, external habitat.

A full bat emergence survey has taken place, see Appendix B. As a response to the findings, no external lighting is proposed and two bat boxes are proposed on the South-Western boundary elevation.

Conclusion

This application seeks to restore Netherby Cottage and target the buildings optimum use, extending its lifespan. This is offered through the removal and improvement of unsuitable alterations and the rejuvenation of under utilised spaces, led in design by the importance of heritage and sustainable practice. We feel the proposed scheme is a harmonious balance to improve the clients' day-to-day life, while positively contributing to the listed asset in a sustainable manner.