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Design and Access Statement

For submission with a planning application

1. Introduction

Application Site Address: 5 The Tynings, Box Hill, Corsham, SN13 8HQ

Applicant: Mr Douglas Celerier

Date: 13/11/25

Application Type: Householder Planning Application

2. Purpose of Proposal

This statement supports the planning application to raise the roof of an existing rear projection.



The proposed changes are **not intended to alter the character or general appearance of the building**, but rather to bring it in line with **modern insulation standards and current Building Regulations**. This includes improvements such as:

- Installing **high-performance insulation** to improve energy efficiency and reduce heat loss.
- Upgrading **windows** to meet modern U-value requirements.
- Ensuring all works comply with **current fire safety, structural, and accessibility standards**.

DESIGN AND ACCESS STATEMENT

- Using materials and finishes that are **in keeping with the existing property and surrounding area**, where appropriate.

Overall, the proposal aims to **enhance the sustainability and longevity** of the property while **preserving its visual character** and contributing positively to the local environment.

We believe these updates will result in a well-insulated, environmentally responsible, and modernised home that aligns with both local planning policies and national building standards.

3. Site and Surrounding Context

Existing Site Description

The site is located within one of the dispersed residential clusters at Box Hill. The property in question is the end building of a short terrace of five, late C19 Victorian cottages that have had an interesting history supporting the quarry industry, Ministry of Defense (MOD) and even reported to be a former brothel. The building is set close to Love Lane and furthest from Maslen Lane.



The application site is located within the Green Belt and Cotswold National Landscape but is not within a Conservation Area, is not a Listed Building or in proximity to a Listed Building.

The Tynings Cottages were built between 1844 and 1891¹ (depending which sources are taken) on an earlier worked out hillside, Mouldees Quarry. The cottages are constructed in local limestone under pitched slate roofs. The majority are 'two up, two down' two bed properties with a modest extension for kitchen and bathroom. Although as common with these types of properties, the dwellings within the terrace have been altered and extended at the front (porches), rear (extensions of variable sizes) and roof (skylights). This has resulted in a varied and non-uniform appearance.

¹ PL/2024/03119 Council Delegated Report 1873-1888 | Complainant Mr Tye 1844 -1888 | 'Digging Bath Stone. A Quarry and Transport Story' 1873-1891



Figure 1 Front of The Tynings showing various modifications including additions of porches



Figure 2 Rear of The Tynings showing differing extensions and skylights

Similar types of Victorian Terrace Cottages can be seen within the local area, good examples include #1-7 High Street Box, #1-3 Berry Cottages and #1-8 Boxfield Cottages.

Due to these properties being owned as a single portfolio by several landlords until very recently, these have not been brought up to modern standards. #5 The Tynings is in particular disrepair and needs major investment to restore the property to a useable modern family home. Current levels of disrepair include leaking roof, dry rot and rising damp.

The application is a resubmission of a recently approved; with conditions PL/2025/06513. Within this application the Planning Officer asked the applicant to withdraw the proposed first floor low-pitched roof elevation.

PL/2025/06513 was submitted including a flat roof alteration to the bathroom. This received eleven representations of support which included Parish Council comments. The applicant further reduced the roof alteration to a low-pitched roof that would include retaining all historical characteristics, including roof parapet detailed coping stone.

Previous Planning Inspectorate Appeal Decision stated:

The Extension to the upper floor would not increase in the footprint of the house or add much volume to it.

Although the proposed extensions to the rear would be partly visible from public vantage points, they would not be especially conspicuous from the front of the property. Likewise, the proposed outbuilding would be set relatively deep into the site and would not be a prominent feature from within the street. These aspects of the development would therefore have relatively little impact on how the terrace is appreciated within its local setting.

Surrounding Area

Directly northwest of the property is Tisbuts House which is often related to The Tynings Cottages due to its similar age and character. Tisbut House has recently been through major renovations which have included first floor extensions and large outbuildings (16/05008/FUL).



Figure 3 Tisbut House First Floor Extension and Workshop

To the east of the site is Sunrise which is directly adjacent to a special area of interest (SAC) 'Bath & Bradford on Avon Bats' which comprises the Site of Scientific Interest (SSSI) 'Box Mine'. Sunrise has recently had planning approval for a large rear extension and first floor Dorma (PL/2022/06446). The pattern of development in Box Hill is relatively low density, it nonetheless forms a cluster of buildings that are clearly distinguishable from the open countryside. The streets are residential in nature and there is a public house here. Even though The Tynings is on the edge of the settlement, it is part of a residential terrace that is in close proximity to other residential properties.

4. Design Proposal

4.1 Design Intent

This proposal seeks to modernise and improve the functionality of the existing bathroom accommodation while preserving the character and appearance of the host dwelling and wider terrace. The development is required to address significant structural issues, to comply with current building regulations, and to ensure the space can be used safely and effectively as a family bathroom. The key reasons for the proposal are summarised below:

- 1. Structural Condition:**
The bathroom is currently in a deteriorated condition. Extensive dry rot has compromised the roof and floor structure, necessitating their replacement. The northwest wall is also affected by multiple masonry defects and requires rebuilding. The defective condition of the wall is contributing to damp issues within the adjoining property, making timely remedial works essential.
- 2. Regulatory Compliance and Environmental Performance:**
Refurbishment offers the opportunity to ensure full compliance with current building regulations, including improved accessibility, upgraded insulation, enhanced energy efficiency measures, and appropriate ventilation for solid-wall moisture management. These measures align with Wiltshire Council's Climate Strategy and support sustainability objectives.
- 3. Improved Internal Use and Layout:**
Although the bathroom has a generous floor area, much of the existing space is restricted by insufficient ceiling height. Minor height adjustments will provide a more usable and safe family bathroom layout, and raising the floor level will also improve insulation and increase ceiling height in the ground-floor utility room below.
- 4. Respectful and Sympathetic Design:**
The proposed alteration involves a modest adjustment to the roof geometry—from approximately 20° to 9°—which will complement the larger first-floor extension at Tisbut House. All existing character materials, including coping stones and natural stone, will be retained and reused where possible.
- 5. Policy Compliance:**
The proposal maintains the established character of both the host dwelling and the terrace. It is therefore considered consistent with local planning policy CP51.

The Council has previously supported the principle of a small extension above the existing projection (ref: PL/2024/03119). The current scheme further reduces the scale and visual impact of the roof projection. The Planning Inspector also noted that, due to local topography, the property is not widely visible from the surrounding landscape, ensuring no conflict with National Landscape objectives.

4.2 Use

The proposed alteration to the bathroom roof will enable a modest increase in ceiling height, allowing the space to function effectively as a modern family bathroom. Benefits include:

- Improved usability of floorspace; currently only approximately 55% of the area has adequate headroom for safe use.
 - Enhanced insulation and moisture-management systems through increased roof height.
 - An additional window to provide natural light and ventilation, reducing energy demand.
 - Improved utility room height and usability at ground-floor level due to the bathroom floor being raised.
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4.3 Amount

The proposal comprises a modest increase of approximately 800 mm to the northeast rear wall of the bathroom. There is no change to the height where the roof meets the main building. The alteration results in an internal volume increase of approximately 1.7 m³ and does not enlarge the overall footprint of the building, as previously confirmed by the Planning Inspector.

4.4 Layout

Internal:

The current roof configuration restricts access to around 45% of the bathroom floor area, with ceiling heights ranging from approximately 1500–1050 mm, reducing to 1350–900 mm if left unaltered following ground-floor ceiling adjustments. These constraints limit safe access to the bath and prevent installation of a compliant shower facility. The lack of insulation contributes to condensation and moisture accumulation.

The proposal will allow the bath and toilet to be repositioned to create a safe, functional layout incorporating a corner shower. A new window will match the period character of the dwelling and improve light and ventilation. A modern heat-recovery ventilation unit will further support efficient heating and moisture control.

External:

The external roof pitch will be altered from approximately 20° to 9°. Coping stones

will be removed and reinstated following the rebuilding of the northeast wall, ensuring preservation of the dwelling's traditional appearance. The additional window will be the same size and material of the current east facing bathroom window maintain character and compatibility within the terrace.

4.5 Scale

The proposed increase in roof height is modest and will not cause adverse effects on neighbouring properties. Earlier proposals under applications PL/2024/03119 and PL/2025/06513 involved greater increases in height yet received neighbour support and no objections. The current scheme represents a reduced and more sympathetic approach consistent with the character of the site and its surroundings.

5. Appearance

The proposal has been designed to ensure that the external appearance of the building remains consistent with the established character of the terrace. Wherever possible, existing materials will be retained and reused. This includes the reinstatement of the original coping stones and the reuse of natural stone recovered from the external walls. Where additional material is required, locally sourced natural stone will be used to ensure a close match in colour, texture, and finish.

The altered low-pitched roof will incorporate modern insulation and a compliant moisture-control system. Externally, the roof will be finished with a reinforced bitumen membrane (RBM), providing a durable and discreet appearance appropriate for a low-rise roof structure. This material is commonly used in similar contexts and will not alter the visual character of the building when viewed from surrounding properties.

Materials and Finishes

- Roof: Reinforced bitumen membrane with compliant insulation and moisture-control layers.
- Walls: Reused and locally sourced natural stone to match the existing terrace.
- Windows and Doors: New openings or replacements to reflect traditional proportions and finishes, ensuring visual coherence with the host dwelling.

Complementing Existing Design

Materials have been selected to harmonise with the existing palette of the terrace. The approach ensures:

- continuity of appearance across the elevation,
- retention of traditional features such as parapet coping stones, and
- reinforcement of the local vernacular architectural character.

Sustainable and Energy-Efficient Design

The proposal incorporates modern insulation standards, improved ventilation, and moisture-management systems. Reuse of existing stone and locally sourced materials reduces environmental impact and supports sustainable construction practices in line with Wiltshire Council's Climate Strategy.

6. Access

Vehicular and Pedestrian Access

This has been agreed within PL/2025/06513. There will be no change to vehicular and Pedestrian access

Parking

This has been agreed within PL/2025/06513. There will be no change to parking

Inclusive Access

The proposal has been designed to improve safe and inclusive access within the property. Raising the bathroom floor level will enable increased ceiling height within the ground-floor utility room, resulting in more practical and accessible use of this space. Internally, the works will also remove the two existing small steps between Bedroom 2 and the bathroom, providing a level and safer transition between rooms.

Increasing the height of the bathroom roof will create full and unobstructed headroom throughout the space, ensuring the bathroom functions effectively as a modern family facility and accommodates users of all heights. Overall, the proposal enhances accessibility, safety, and usability in accordance with good practice and the principles of inclusive design.

7. Heritage and Visual Impact

The proposal is sympathetic to the heritage of the host premises and wider terrace. This will compliment the recent large extension to Tisbut House and is in keeping with similar properties within the local area. #1 High Street Box is a good example, as is Alma Cottage and Tisbut House.



Figure 4 #1 High Street, Box



Figure 5 Alma and Ebury Cottage, Box Hill



Figure 6 Tisbut House, Box Hill

The proposal has been carefully designed to preserve and enhance the historic character of the property and the wider terrace. All external works will make use of reclaimed natural stone that matches the existing materials found both within the terrace and the surrounding locality, ensuring visual and material continuity. Traditional detailing—including the coping stones that adorn the parapet walls—will be retained and reinstated to maintain the established architectural rhythm of the terrace.

It is noted that 5 The Tynings is not included on the Local Heritage List, is not referenced on the Local Planning Authority's Register, and is not identified on the Wiltshire Council website as a Non-Designated Heritage Asset (NDHA). The property does not lie within a designated Heritage Area, nor is it identified as an NDHA or located within a Heritage Area through any publicly adopted Neighborhood Plan.

8. Conclusion

The proposed works aim to:

- Modernise the property in line with current Building Regulations
- Improve energy efficiency, safety, and accessibility
- Respect and enhance the existing character and local context
- Provide a sustainable and future-proof home for long-term use

Overall, the design represents a positive enhancement to the property and the local area.