

## Cobblers Cottage, 35 Farm Lane, Great Bedwyn, SN8 3LU

### Design and Access Statement

Prepared for Sam and Emilie Fairbank  
By PKA Architects Ltd  
December 2025

## 1. Introduction

This Design and Access Statement has been prepared in support of a Householder Planning and Listed Building Consent application for proposed works at:

**Site Address:**

Cobblers Cottage, 35 Farm Lane, Great Bedwyn, SN8 3LU

**Listed Status:**

Grade II

The purpose of this statement is to explain the design principles and concepts that have informed the proposal and to demonstrate, alongside the Heritage Statement, how the works preserve the special architectural and historic interest of the listed building in accordance with National and Local Planning Policy.

## 2. The Site and Building

Please refer to Appendix A for a series of photographs of the existing cottage and garden.

### 2.1 Site Description

Cobblers Cottage is a Grade II listed semi-detached cottage, tucked away along Farm Lane in the heart of the village of Great Bedwyn.

The cottage fronts Farm Lane and sits to the east of the site. It benefits from a generous gently sloping garden to the rear, within which sits a detached timber clad garden room.

Access to the cottage is gained via a gate at the rear, through the car park serving the Great Bedwyn Memorial Field. While there is no dedicated parking for the cottage, unallocated parking is available within the adjacent memorial field car park.

The site lies within the Great Bedwyn Conservation Area and the North Wessex Downs Area of Outstanding Natural Beauty.

### 2.2 Building Description

Originally used as a cobbler's shop, Cobblers Cottage is understood to be one of the oldest properties along Farm Lane, dating from the mid-17<sup>th</sup> century.

The one and a half storey cottage is primarily constructed of red brick beneath a hipped and gabled thatched roof, with timber-framed casement windows and plank doors. Sections of the façade include hung plain tiles beneath the first-floor windows, and a clay plain tile roof covers a single-storey lean-to extension at the rear. Originally arranged as a two-room plan, the cottage has undergone several alterations and extensions over time, most notably a two-storey rear extension constructed during the 1980s.

The accommodation currently comprises kitchen and living areas, a series of reception rooms, and a cloakroom on the ground floor, with three bedrooms and a family bathroom on the first floor.

### 2.3 Listed Building Significance

The property is a Grade II listed building, designated for its special architectural and historic interest.

English Heritage List Entry Number: 1034000

Date First Listed: 30-Jul-1986

**Listing Description:**

Details

*GREAT BEDWYN FARM LANE*

*SU 27 64*

*11/223*

*No 35 (Cobbler's*

*Cottage)*

*II*

*Cottage. C17, altered in C18 and extended in C19 and C20. Flemish bond red brick. Thatched roof with hipped and*

*gabled ends. Brick stack at right hand end. Originally probably a 2-room plan, the right hand room the hall-kitchen with a gable end fireplace entered directly from a doorway at the front; the unheated left hand room was later divided into 2 rooms, the left of which was used as a cobbler's shop until C20. C19 single storey outshut and C20 wing at rear. 1 storey and attic. Asymmetrical 2 window front. C20 2-light casements with glazing bars, the small attic windows under eyebrow eaves. Central glazed door. The left end has casement on both floors with leaded panes, plank doorway to left; the thatched roof at rear is carried down over outshut. C20 thatched roof rear wing. Interior: Right hand room has chamfered axial beam without stops and C20 fireplace. Smaller left hand room has boxed-in axial beam and early 3-board door. Stud partition between the rooms rises up through first floor and tie-beam. Old plaster ceiling conceals roof structure which was not inspected.*

Listing NGR: SU2790464663

### 3. Design Need

Cobblers Cottage has more recently been purchased by Sam and Emilie Fairbank, who with their growing family, wish to adapt the cottage to function as a comfortable and practical long-term family home.

The design proposals are driven by a need to improve the functionality and layout of the cottage while undertaking sensitive refurbishment appropriate to a listed building.

- The gable-end wall of the current kitchen is partially sunken towards the rear garden. This has resulted in the kitchen adopting a high-level window that provides no meaningful view of the garden and has a higher risk of damp. Although there is a larger north-facing window into the kitchen, this window overlooks a sunken area of hardstanding within the rear garden and toward neighbouring property. Combined with the deep overhang of the thatched roof, this arrangement results in the kitchen feeling notably dark and disconnected from the garden.
- Despite the kitchen being generous in size, the number and positioning of internal and external door openings, together with the boiler and other services, significantly restrict the efficient layout of kitchen units and limit the available space for a dining table, reducing the rooms overall functionality.
- Adjacent to the kitchen is a small single-storey lean-to, formerly used as a utility room and pantry. Its split-level floor and low ceiling height limit its usability and contribution to the day-to-day functioning of the house.
- The existing staircase position results in the generous first-floor landing becoming largely redundant as usable space. Its location also creates excessive circulation space on both the ground and first floors, resulting in inefficient floor plans.
- The first floor of the later 1980s extension accommodates a double and a single bedroom. However, the current arrangement of internal partitioning leads to a disproportionate amount of circulation space between the staircase and the bedrooms, reducing the overall efficiency of this part of the dwelling.
- Overall, the cottage is in a tired condition and would benefit from comprehensive yet sensitive refurbishment throughout, ensuring its character and historic significance are preserved while meeting the needs of modern family living.

### 4. Planning

#### 4.1 History

K/35606

Demolition of garage and erection of single storey timber studio on same site  
Approve with Conditions (30/04/1998)

K/80/0791

Two storey extension  
Approve with Conditions (19/11/1980)

#### 4.2 Policy

The National Planning Policy Framework with particular regard to Chapter 7: 'Requiring Good Design' and Chapter 12: 'Conserving and Enhancing the Historic Environment'.

The adopted Wiltshire Core Strategy, in particular Core Policy 57: 'Ensuring High Quality Design and Place Shaping' and Core Policy 58 'Ensuring the Conservation of the Historic Environment'.

Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

## 5. Proposed Development

The proposed works comprise:

- Demolition of the existing single storey rear lean-to utility come pantry, including the lowering of the existing split-level floor.
- Construction of a traditional oak-framed single-storey rear extension, infilling the existing sunken and redundant area of hardstanding adjacent to the kitchen and utility/pantry. The extension will provide a larger open-plan kitchen, dining and family room, creating a stronger connection between the cottage and the garden. Increased natural daylight will be introduced through oak-framed patent glazing facing the garden and a roof lantern.
- Internal alterations to improve circulation within the cottage, including the removal of the existing modern softwood staircase, installation of a new staircase, and reconfiguration of some modern internal partitions. The relocation of the staircase necessitates the blocking up of an existing doorway and the creation of a new opening.
- General refurbishment works, including the replacement of fixtures and fittings within the kitchen and wet rooms, together with general redecoration throughout.

Overall, the proposals seek to significantly enhance the functionality and usability of the cottage, while carefully respecting the character, historic fabric, and significance of the listed building.

## 6. Design Principles

Please refer to the accompanying design drawings, which illustrate the proposals through detailed annotation and an overlay of the existing cottage, clearly identifying the areas where changes are proposed.

### 6.1 Use

The use of the cottage will remain as a single private dwellinghouse. No change of use is proposed.

### 6.2 Amount and Scale

The proposed development is modest in scale and remains clearly subordinate to the existing cottage. The size of the extension has been carefully limited to ensure it does not dominate or detract from the host building. Its form has been designed to sensitively connect to the existing external fabric of the cottage, with the adoption of a mansard roof assisting in reducing overall scale.

Consideration has been given to the impact on the neighbouring dwelling. The height of the boundary wall to the extension only marginally exceeds that of the existing low-level brick retaining wall and fence, as demonstrated in the reference photographs included within Appendix A.

### 6.3 Layout

The extension and internal alterations have been designed to:

- Increase the space within the kitchen to allow for a more efficient layout alongside a clearly defined dining area. The existing north-facing window opening within the kitchen is proposed to be lowered and widened to improve the connection between the kitchen and the extension. This allows the darker kitchen area to benefit from enhanced natural daylight provided by the new glazing and roof lantern. These works are confined to the external fabric of the later 1980s extension.
- Improve daylight and views towards the garden for the kitchen, dining and family room through some localised lowering of the external ground level. This includes localised adjustments along the gable-end wall of the 1980s extension to sensitively reconcile external levels which will in turn improve the breathability of the external fabric.
- Retain a utility and pantry area in broadly the same location as existing, with the floor level lowered and the introduction of an internal glazed screen. This enables the space to become more functional, visually connected to, and better integrated with, the kitchen.
- Improve internal circulation and make more effective use of previously redundant space through the relocation of the staircase to a more central position. This creates a more welcoming entrance hall at ground-floor level and enables the provision of a bedroom at first-floor level. The new staircase also rationalises internal level changes, providing level access to the new first-floor bedroom directly from the stair landing.
- Ensure that the relocation of the staircase and the associated adjustment to the position of an internal door at ground-floor level is undertaken sensitively, with intervention into historic fabric and structure kept to a minimum.
- Confine alterations to first-floor internal partitioning to the later 1980s extension, thereby minimising impact on historic fabric. The first floor of the 1980s extension has been reconfigured to reduce excessive circulation space and to provide a master bedroom suite with en-suite and dressing areas.

- Be sensitive to, and minimise any impact upon, the neighbouring dwelling. The extension ensures that the boundary condition is no worse than the existing arrangement and, through the removal of the north-facing window, results in an improvement to privacy.

#### **6.4 Appearance**

The design adopts a simple, traditional and understated architectural approach, ensuring that the extension remains visually subservient to the host building.

Architectural detailing has been deliberately restrained, with proposed brickwork and roof tiles selected to match those of the existing cottage.

The proposals seek to enhance the appearance of the rear elevation and make effective use of an otherwise underutilised area of the garden.

The street elevation along Farm Lane will remain unchanged, preserving the cottage's historic character and street scene within the Conservation Area.

#### **7. Materials**

Materials have been selected to complement the existing building and the local vernacular, including:

- **Walls:** Brickwork to match existing
- **Roof:** Clay plain tiles and single ply membrane (hidden)
- **Windows:** Oak framed patent glazing, traditionally detailed

Where possible, materials will be reclaimed or sourced to closely match the existing fabric.

#### **8. Impact on the Listed Building**

The proposals have been developed to ensure:

- Minimal loss of historic fabric
- No harm to features of architectural or historic significance.

Overall, the works preserve the special interest of the listed building and, in some areas, enhance its long-term use and viability.

Please refer to the supporting Heritage Statement, which outlines the significance of the heritage asset and provides an assessment of the impact of the proposed changes.

#### **9. Access**

##### **9.1 Vehicular and Pedestrian Access**

No changes are proposed to the existing vehicular or pedestrian access arrangements.

#### **10. Conclusion**

These proposals represent a sensitive and carefully considered scheme that preserves the special architectural and historic interest of Cobblers Cottage. The design responds positively to its historic and landscape context, is modest in scale, and complies with relevant national and local planning policies.

Appendix A – Existing Photographs





