

Design, Access and Heritage Statement

in support of a

House Holder Planning Application

at

15 Wine Street, Bradford On Avon

prepared by

Atelier 17 Ltd



January 2026

Rev B

Design, Access and Heritage Statement

Alterations and Extensions to No. 15 Wine Street, Bradford On Avon

This document has been prepared by Atelier 17 Ltd on behalf of the family owners of the site and is to accompany a House Holder Planning Application for extensions and alterations to a domestic dwelling.

Applicant

Mr & Mrs Greenway

Date

January 2026

Site

No 15 Wine Street, Bradford On Avon, BA15 1NS

Proposal

Alterations and extension to include a replacement single storey extension

CONTENTS

- 1.0 Introduction
- 2.0 Planning History
- 3.0 Assessment of Existing Dwelling
- 4.0 Extent of Proposals
- 5.0 Heritage Assessment
- 6.0 Conclusions

Appendix A Site Photos

1.0 INTRODUCTION

1.1 Atelier 17 Ltd act for the family owners of the application site who are the freeholders.

1.2 The Householder Application Submission comprises the following elements:

Application fee (under separate cover) - £528 + Planning Portal Fee

Application Forms

Architectural Drawings

A17 25 21 S01 -	Location Plan
A17 25 21 S02 -	Existing Block / Site Plan
A17 25 21 S03 -	Existing Floor Plans
A17 25 21 S04 -	Existing Elevations
A17 25 21 P01 -	Proposed Block Plan
A17 25 21 P02 -	Proposed Floor Plans
A17 25 21 P03 -	Proposed Elevations Sheet 1

Design, Access and Heritage Statement

1.3 The application site comprises of a detached dwelling to the west of the centre of Bradford On Avon. The existing dwelling (photographs of which can be found in Appendix 1) was constructed around the turn of the 19th Century as part of an extension of the town connecting Wine Street with Winsley Road. Many of the original properties forming this expansion including the host dwelling turn their back on the street, with their primary elevations looking westwards across the valley.

1.4 The area has a consistent use of materials with rubble stone walling, red clay tiles or slates, white timber frame windows and door joinery.

1.5 To the north and west later developments form part of the modern expansions of the town in particularly during the post war period and into the 1960's and 70's.

1.6 The application dwelling is two storeys tall providing 3 bedrooms and a range of reception spaces and ancillary spaces. Attached and to the side is a single garage.

1.7 The house sits on the road edge of Wine Street and the garage sits back from the street edge with a short driveway and access to the current front door.

1.8 The overall site is broadly rectangular in shape and is sat on a steep hillside, sloping from the front downwards to the rear. The rear garden is bounded by a mix of stone walls and substantial domestic shrubbery and a number of mature and semi mature trees.

1.9 The site is within the settlement boundary of Bradford On Avon.

1.10 The site is on the edge of the Conservation Area, being the last property within the Conservation Area on this side of Wine Street.

1.11 The existing site and buildings are fully described in the application drawings A17 25 21 S01 to S04 inclusive and the photographs in Appendix 1.

2.0 PLANNING HISTORY

2.1 Since its original construction there are four planning events recorded on the Local Authority website that are directly relevant to the existing dwelling.

Application Reference: W80/00271/FUL

Application Type: FULL

Proposal: Extension to provide bedroom and shower room
Decision: Approve
Decision Date: 15.04.1980
Status: Implemented

Application Reference: W81/01329/FUL
Application Type: FULL
Proposal: Extension
Decision: Approve
Decision Date: 19.01.1982
Status: Implemented

Application Reference: W82/01126/FUL
Application Type: FULL
Proposal: Extension
Decision: Approve with Conditions
Decision Date: 07.12.1982
Status: Implemented

Application Reference: W/04/0567/FUL
Application Type: FULL
Proposal: Extension
Decision: Approve with Conditions
Decision Date: 03.06.2004
Status: Implemented

3.0 ASSESSMENT OF THE EXISTING DWELLING

3.1 The original dwelling was a relatively small two storey cottage with a smaller single storey lean to the north. Over the years subsequent developments have extended the original structures with a range of spaces to the north and now forms a split-level dwelling. A more modern garage structure has then been added which whilst connected to the building is externally accessed. In general, the property is in a very good state of structural and decorative order.

3.2 However, the most recent extension, constructed in the 1970's and modified to provide the roof terrace in the early 1980's, was poorly constructed and is now showing signs of structural failure. In addition, whilst this extension has provided additional space and a good connection to the garden, it is poorly connected to the rest of the internal spaces.

3.3 In addition, since its original construction, there has also been a significant cultural shift in the way families inhabit their homes which makes the current cellular and disconnected spaces feel dated and impractical for contemporary living.

4.0 EXTENT OF PROPOSALS

4.1 The proposed buildings are fully described in the application drawings A17 25 21 P01 to P03 inclusive and the photographs in Appendix 1.

4.2 The proposals are to demolish the 1970's extension and replace it with a building of similar characteristics with a slightly enlarged footprint. Internally the connection with the other spaces will be modified to form a larger open plan kitchen / dining space which will provide a better and more frequently used connection with the garden.

4.3 The existing roof terrace will also be reconstructed across the footprint of the new extension.

4.4 Materials will be a mix of rubble and ashlar stone with high quality aluminium glazing.

6.3 The proposals have no negative impact on any of the surrounding properties and with respect of the Heritage assets, provides a positive contribution to its setting.

6.4 The changes have been carefully considered to reflect the requirements of the applicants and maintain the high quality and considered design now expected with this type of development and the opportunities it offers.

6.5 As such, we consider that the proposals as submitted comply with all the relevant national and local planning policies.

Atelier 17 Ltd

January 2026

APPENDIX A

Site Photographs





