

DESIGN AND ACCESS STATEMENT

FOR

**EXTENSION AND ALTERATIONS
MAPLECROFT FARMHOUSE,
LEIGH ROAD,
BRADFORD-ON-AVON,
WILTSHIRE,
SN12 7NE**

FOR

CLIENT

Mr Jon and Mrs Charlotte Weeks

PREPARED BY



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1.00 INTRODUCTION

- 1.01 This Design & Access Statement accompanies the application for planning permission and listed building consent for a modest side extension and internal alterations at Maplecroft Farmhouse, a Grade II listed building forming part of a historic farmstead group on the east side of Bath Road (A363), approximately 1.5km north of Bradford-on-Avon.

The proposals have been developed with direct reference to the Heritage Statement prepared by Forum Heritage Services (October 2025), which provides the authoritative assessment of the building's significance and surviving historic fabric.

2.00 SITE AND HERITAGE CONTEXT

2.01 The Listed Building

Maplecroft Farmhouse was designated Grade II in 1974. As confirmed in the Forum Heritage Services Heritage Statement (2025), the building standing today is largely a modern reconstruction dating from c.1998, following the collapse of much of the original 17th-century structure. Only a small portion of the former front elevation and an associated stack survive from the earlier building.

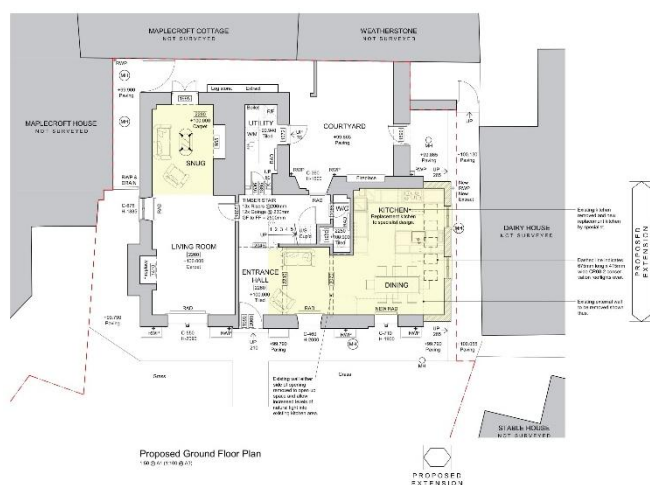
These surviving elements represent the extent of the building's historic fabric and are of modest architectural and archaeological interest.

2.02 Setting

The farmhouse forms part of a loose farmstead group, with Maplecroft to the south and Dairy House to the north. Historically, the farmhouse extended further northwards; the present gap between the two buildings is a modern creation resulting from the 1990s reconstruction.

The proposed extension occupies this discreet, visually contained space and does not intrude upon any historic relationships within the farmstead.

3.00 DESIGN PROPOSAL



3.01 **Overview**

The proposal comprises: -

- Removal of a section of the modern north wall (constructed in 1998)
- Construction of a narrow single-storey lean-to extension between Maplecroft Farmhouse and Dairy House
- Minor internal reconfiguration to improve circulation and functionality

3.02 **Form and Appearance**

The design is intentionally modest and subservient, ensuring the extension reads as a recessive addition. Key design principles include: -

- Mono-pitched roof finished in tiles to match the existing dwelling
- Masonry walls in materials sympathetic to the established palette
- Minimal visual impact, with the extension largely screened from public viewpoints
- Respect for historic fabric, with all interventions confined to modern construction

The extension complements the character of the modern farmhouse without competing with the surviving historic elements.

4.00 **HERITAGE CONSIDERATIONS**

4.01 **Impact on Historic Fabric**

The Forum Heritage Services Heritage Statement (2025) confirms that the north wall proposed for removal is entirely modern and holds no heritage significance. No original 17th-century masonry or features are affected by the works.

4.02 **Impact on Significance**

Drawing directly on the conclusions of the Forum Heritage Services assessment: -

- The surviving historic fabric is limited and of modest interest
- The proposed works relate solely to modern construction
- The extension does not alter or encroach upon any historic elements
- The proposal does not affect the building's ability to communicate its significance

Accordingly, the development results in no harm to the significance of the Grade II listed building.

4.03 **Policy Alignment**

The proposal accords with: -

- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- NPPF (2024) paragraphs 207–212, requiring proportionate assessment and great weight to conservation
- Wiltshire Core Strategy CP58
- Draft Local Plan Review Policy 99

The heritage statement provided by Forum Heritage Services demonstrates clear compliance with statutory and policy requirements.

5.00 ACCESS CONSIDERATIONS

- 5.01 The proposal does not alter the principal access arrangements to the property. External access remains unchanged, and the extension improves internal circulation and usability without affecting the building's approach or movement routes.

6.00 SUSTAINABILITY AND CONSTRUCTION APPROACH

- 6.01 Macey's Architectural Design & Development Ltd adopts a conservation-led, sustainability-focused approach to all works involving designated heritage assets. For this project: -
- Construction activities will be managed to avoid disturbance to the surviving historic masonry
 - Materials will be locally sourced where feasible
 - The extension's modest footprint ensures minimal environmental impact
 - The design supports long-term, sustainable occupation of the dwelling

7.00 CONCLUSION

- 7.01 This Design & Access Statement should be read alongside the Forum Heritage Services Heritage Statement (October 2025), which provides the detailed heritage baseline for the site. Together, the documents demonstrate that: -
- The proposed works affect only modern fabric
 - The limited surviving historic elements are preserved
 - The development results in no harm to the significance of the listed building
 - The design is modest, proportionate, and respectful of the farmstead setting
 - The proposal fully complies with national and local heritage policy

We therefore believe that the extension and internal alterations represent an appropriate and supportable enhancement to Maplecroft Farmhouse.