

Random Forge

57 Upper South Wraxall
Bradford on Avon
BA15 2SE

Design & Access Statement

Ecology Report

Arboricultural Report

Flooding & Drainage Statement

January 2026

James Grayley Architects

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Introduction

This document has been written to support the planning application for works to Random Forge, Upper South Wraxall.

The proposals seek to remodel the existing house to address its current structural failings, building fabric decay, compromised spatial layout and poor environmental performance to provide a modern and comfortable family home fit for contemporary living.

The planning application seeks to replan and extend the existing house to improve upon previous extension and adaptation works that have rendered the house currently unfit for occupation.

The house is suffering form ill-conceived works to the building fabric, that have been carried out in the past with good intentions, but have contributed to its significant deterioration. The structure is now in need of significant repair and structural remedial works.

This report analyses the significance of the existing dwelling in relation to local and national designations and the removal of inappropriate extended form, the rationalisation of structures with a single extended form that is sympathetic to the original building and areas of repair / rebuilding of the existing dwelling in order to address the failing structure.

This document forms the Design & Access statement and it explains in photographs, drawings and words how the proposals for the dwelling have been developed in terms of use, quantum, layout, and scale.

In writing this statement and devising the proposals we have taken into account a detailed investigation and understanding of the existing building, the site area, the physical and historic characteristics of the village and surrounding area, along with previous planning applications and the relevant planning policies.

The proposals have been subject to a formal pre-application advice process with Wiltshire Council. Details and proposals have developed in response to this process. Full details are included within this document.



Upper South Wraxall - Aerial photograph showing site location



Proposal Context

Random Forge, 57 Upper South Wraxall is located to the northern periphery of the village of South Wraxall. The dwelling enjoys both a village setting and a rural outlook, positioned on the edge of the village with expansive fields and agricultural land beyond its eastern and southern boundaries.

South Wraxall is comprised of the parishes of Lower and Upper South Wraxall, and is situated seven miles east of Bath and three miles north of Bradford on Avon.

The village of South Wraxall, as it is known today, was shaped as early as the fifteenth century although settlement in the area is thought to date back to the thirteenth century. The construction of South Wraxall Manor by the Long family in the 14th Century shaped much of what we see today, with the entire land of South Wraxall being under the family ownership until the estate was broken up in the early 20th Century.

The buildings of the village today are a mix of 17th and 18th Century dwellings, largely built from locally quarried dressed stone, or rubble stone with stone slate roofs. Later 20th and 21st Century dwellings have in filled vacant plots within the village and are generally contemporary in nature with a clear visual hierarchy of construction periods. St James's Church, dating from the 14th Century was significantly rebuilt in the 19th Century and sits at the junction of Upper South Wraxall.

The buildings of South Wraxall have grown organically around the principle road - Upper South Wraxall - and are not of any regular size or predetermined plan and as a result the village has a sense of unique character, enjoying a rich mix of irregular buildings, that are united through their materiality.

Stone quarrying was an historic occupation of the village and wider area, along with agriculture and shepherding and the area attracted clothworkers in the mid nineteenth century. The decline in industry saw the population of South Wraxall fall in he 20th Century, with the closure of the village school and village shops in the 1970s. South Wraxall today is an active village and local community with good transport links to surrounding towns and cities. The village generally enjoys good sized dwellings in spacious plots and is an attractive location for family life.

The house at Random Forge dates back to the mid 17th Century, originally a blacksmith's cottage and workshop, it gains its name from its random rubble stone construction. The house has seen significant adaptation and extended structures added to the original property in the 19th and 20th Centuries to provide additional accommodation, sanitary and kitchen facilities that have significantly altered the character, appearance and layout of the earlier building.



View of Random Forge - Western Elevation | 2025



View of Random Forge Garage | 2025



View of Random Forge - Eastern Elevation | 2025



Aerial View of Random Forge Looking West | 2025

Site History and Development

17th Century

The house at Random Forge is thought to date back to 1612, originally constructed as a blacksmith’s cottage and forge as part of the wider Wraxall Manor Estate. The house is believed to have been a traditional two bay cottage with living and cooking accommodation at ground floor with sleeping accommodation at first floor.

18th Century

Records have not been found to confirm the evolution of Random Forge during the eighteenth century, however through inspection it is anticipated that the cottage and forge remained largely in its original form. A small single storey structure was added to the north of the main cottage and was likely the location of the forge, opening onto a yard and the street of Upper South Wraxall.

19th Century

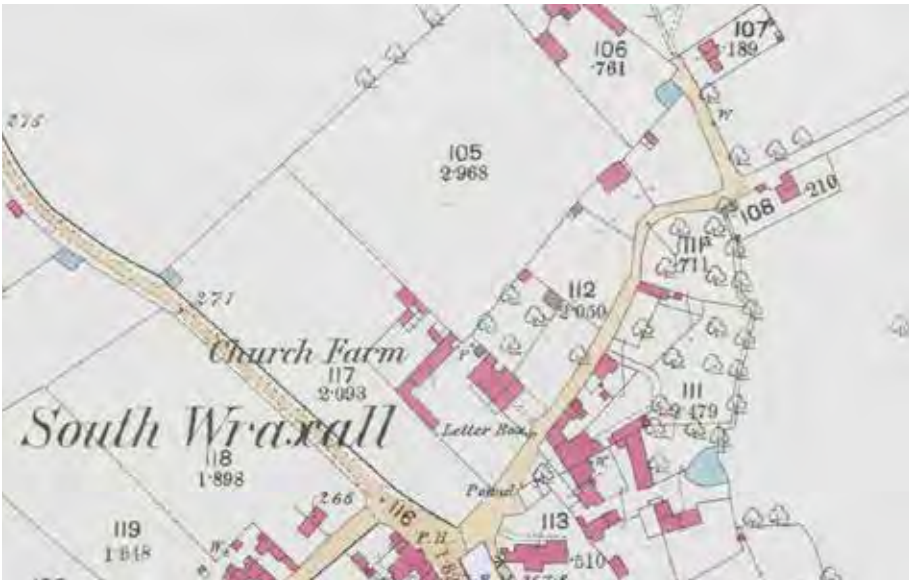
The first phase of significant works to extend the property were undertaken during the 19th Century. Historic Maps from 1886 and 1889 show an infill rear extension to the east of the main cottage that links the two 17th Century structures. From inspection this structure was likely added to provide sanitation and kitchen facilities as was typical of the period. The rear structure appears to have been constructed as a pitched roof structure as an extension to the main rear roof slope.

A second smaller garden structure is shown to the west of the main dwelling, located on the boundary of the street of Upper South Wraxall. It is anticipated that this building relocated the forge away from the main house into a separate building.

20th Century

Historic maps from the turn of the 20th Century show the demolition of this external structure to the main house and the addition of a large scale structure to the western boundary, with this arrangement evident on maps until at least 1963. A map of 1973 depicts this structure having been removed and a garage, workshop and car port structure in the location of the rear portion of the existing garage.

A planning application submitted in 1979 details the configuration of the house at the time. Drawings submitted show that the first floor dormer roof extension to the eastern elevation of the house was in place at this time. The drawings confirm that the bay window, currently present to the north elevation of the house was not present at this time and is a subsequent addition.



Historic Plan of South Wraxall, 1886



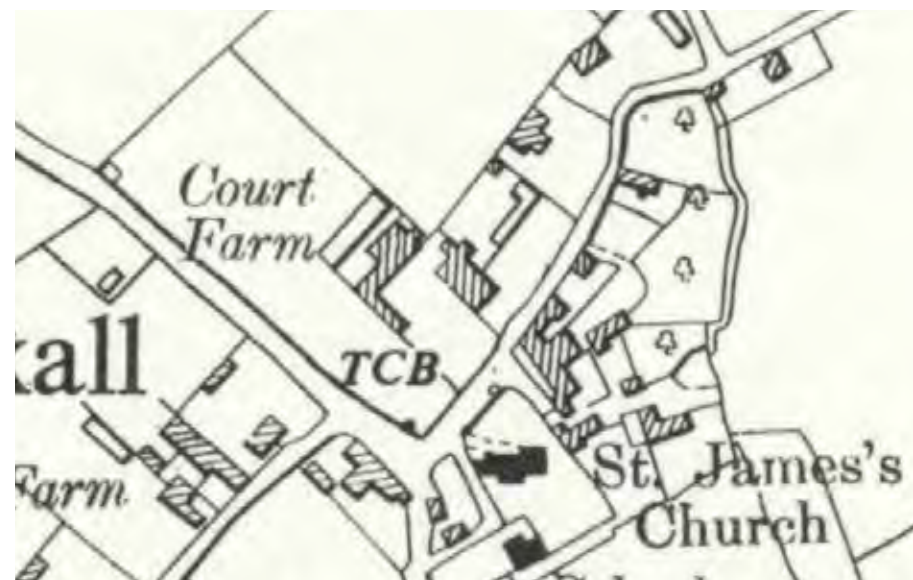
Historic Plan of South Wraxall, 1889



Historic Plan of South Wraxall, 1900



Historic Plan of South Wraxall, 1924



Historic Plan of South Wraxall, 1961

Site History and Development

Planning consent was granted in 1979 for a two storey extension to the southern elevation of the dwelling to provide utility space at ground floor and an en-suite dressing and bathroom to the first floor principle bedroom.

A planning application submitted in 1981 for a replacement garage and workshop details the previous garage, workshop and carport structure depicted on the 1973 historic map. Consent was granted in 1981 for a replacement structure that was subsequently constructed.



Historic Plan of South Wraxall, 1973

Planning History

Previous Planning Applications at Random Forge are documented as follows:

W.79.1149 - Extension to provide utility space to ground floor with dressing room and bathroom over.

Status - Consent - 6th November 1979

W.81.0456 - Erection of a double garage and workshop.

Status - Consent - 12th May 1981

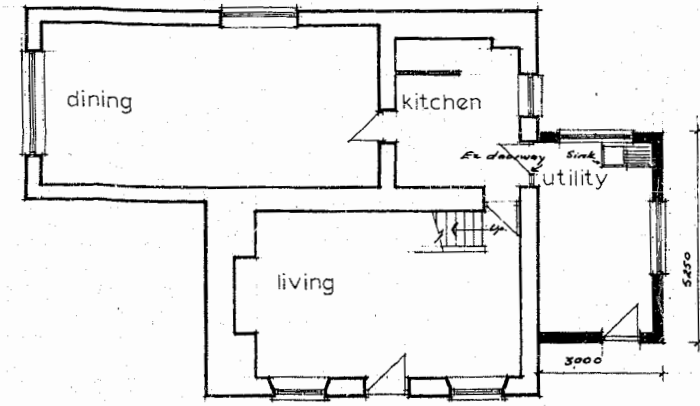
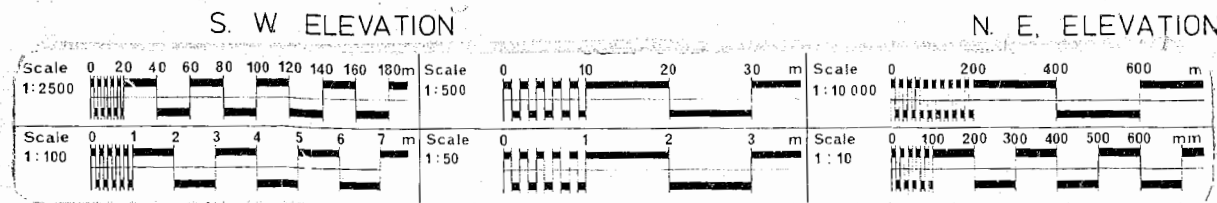
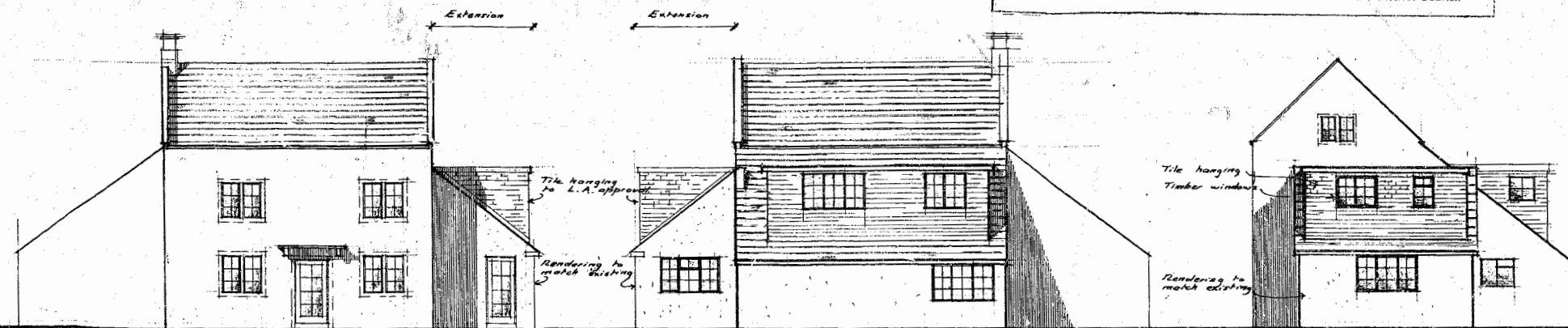
This drawing is the copyright of the Consultant & may not be reproduced without licence. All dims. & levels to be checked on site before the commencement of work. No responsibility for variations from the dwg's can be accepted by the Consultant.

W79 1149

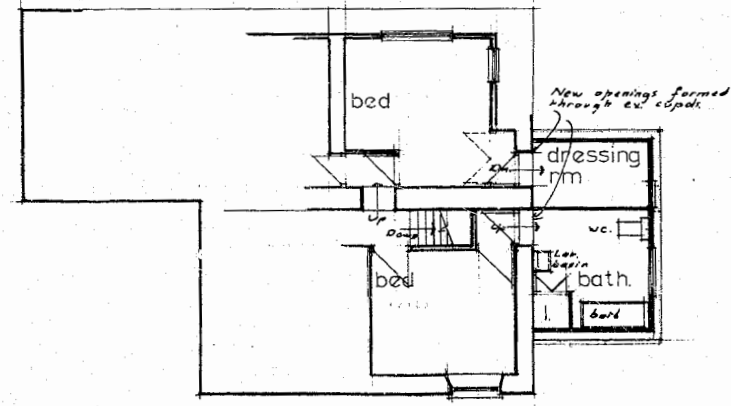
WEST WILTSHIRE DISTRICT COUNCIL

IMPORTANT

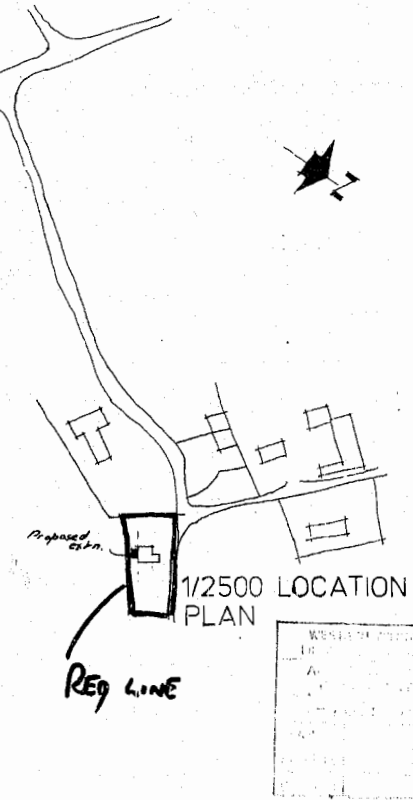
Any variation or departure from this approved plan must first be agreed with the District Council



GROUND FLOOR PLAN



FIRST FLOOR PLAN



1/2500 LOCATION PLAN

WEST WILTSHIRE DISTRICT COUNCIL

THIS IS THE PLAN SUBMITTED TO THE PLANNING COMMISSION

No. W79 1149

DATED 12 November 1979

R. M. J. Jones

ADMINISTRATIVE OFFICER

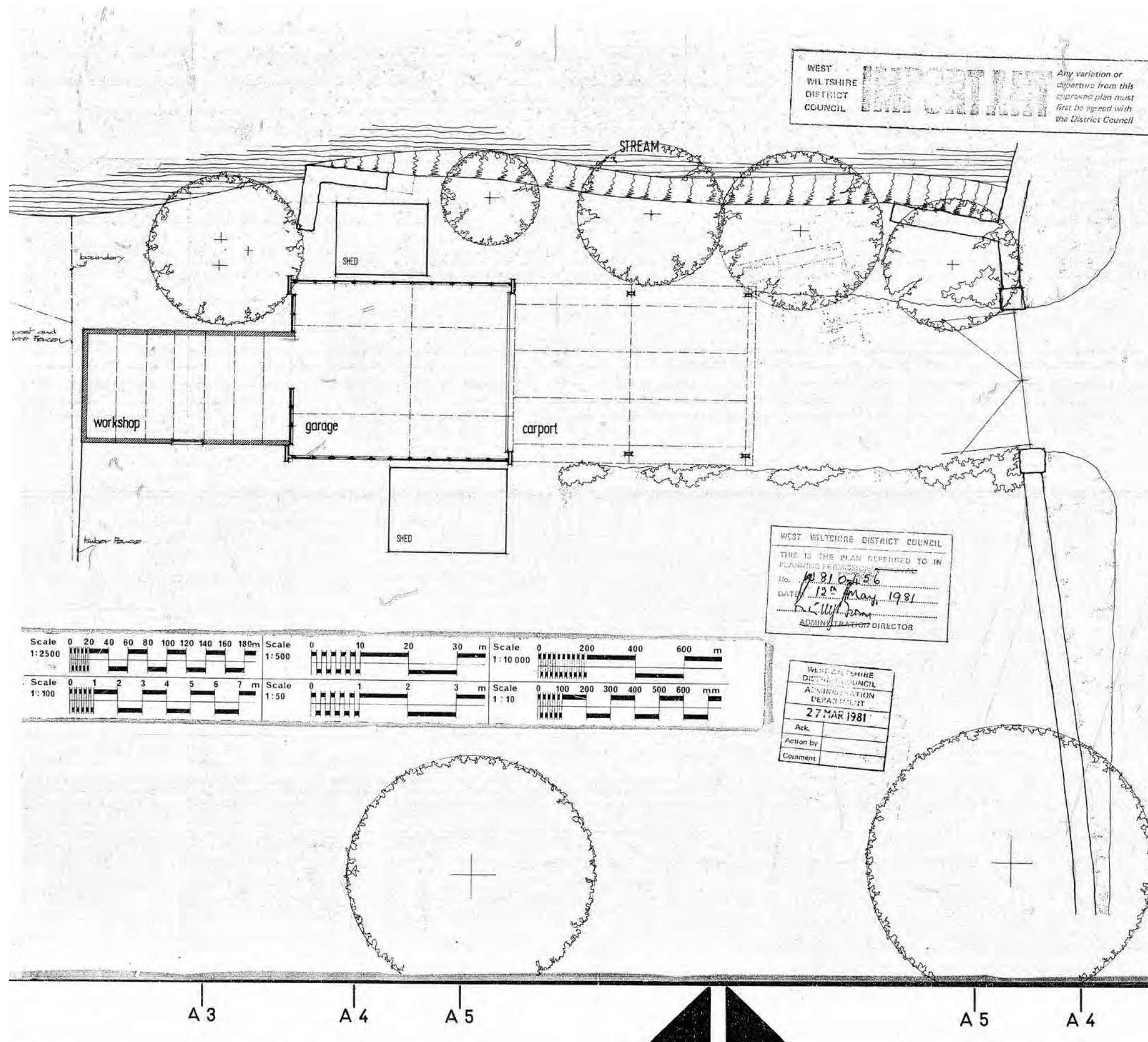
PROPOSED EXTENSION AT 57, SOUTH WRAXALL FOR CAPT. C. C. LOXTON

DATE: September 79 SCALE: 1:100 DRAWING N° 672/SW/3

NEIL CHAPPLE ARCHITECTURAL & PLANNING CONSULTANT, 1A, THE TRIANGLE, MOORLAND RD, BATH, AVON. BAZ 3JD Telephone (0225) 311115 & 28539

A 2 A 3 A 4 A 5 A 5 A 4 A 3 A 2

Planning Application W.79.1149 Extension to provide utility space to ground floor with dressing room and bathroom over.



NOTES
W81-0456. W810456

(2)

REVISIONS

THIS DRAWING IS COPYRIGHT ARCHITECTS TO BE NOTIFIED OF DISCREPANCIES IN FIGURED DIMENSIONS. DO NOT SCALE THIS DRAWING. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE.

WEST WILTSHIRE DISTRICT COUNCIL
THIS IS THE PLAN REFERRED TO IN PLANNING PERMISSION
No. W810456
DATE 12th May 1981
ADMINISTRATION DIRECTOR

WEST WILTSHIRE DISTRICT COUNCIL
ADMINISTRATION DEPARTMENT
27 MAR 1981

ACK.
ACTION BY
COMMENT

CLIENT
C.C. LOXTON
CAPTAIN ROYAL NAVY

PROJECT
DOUBLE GARAGE AT 57 SOUTH WRAXALL

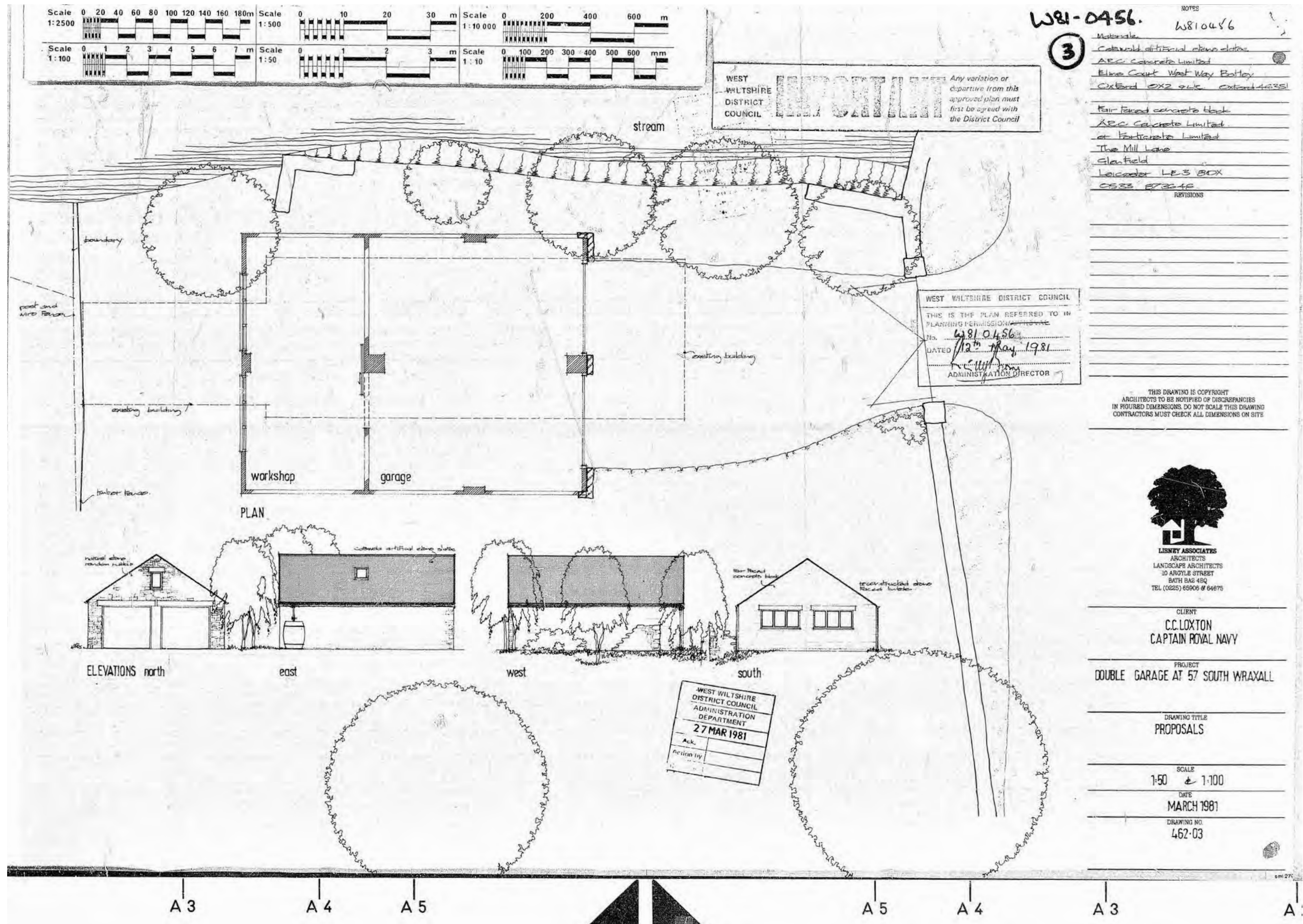
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SURVEY

SCALE
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DATE
MARCH 1981

DRAWING NO.
46202

Planning Application W.81.0456 Erection of a double garage and workshop.
Status - Consent - 12th May 1981



Planning Application W.81.0456 Erection of a double garage and workshop.
Status - Consent - 12th May 1981

Building Evolution Summary

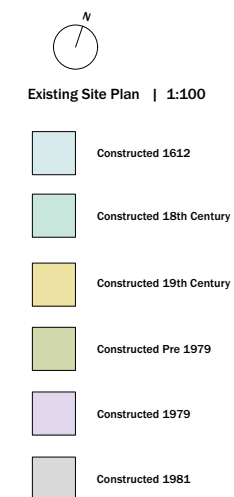
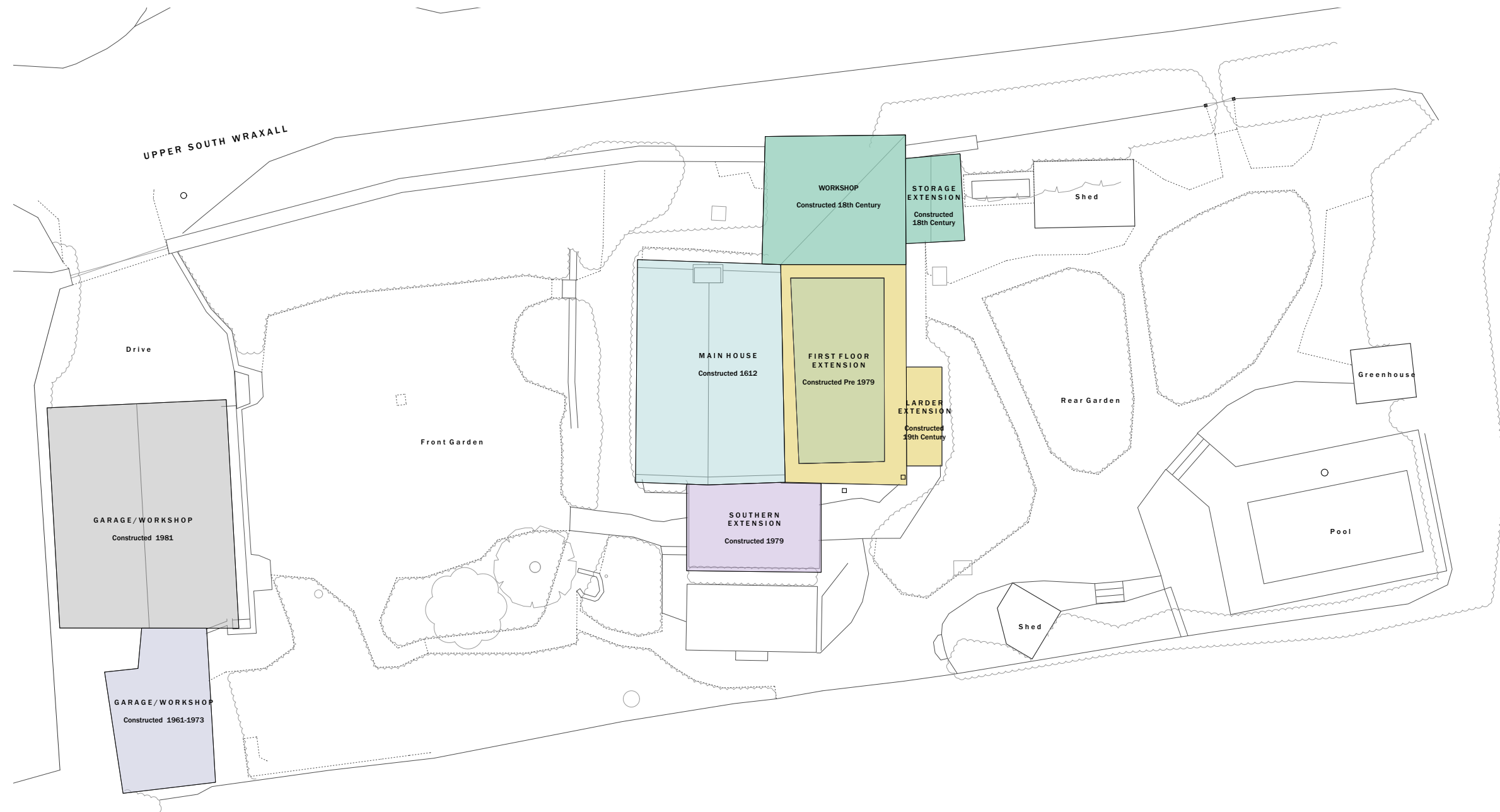


Aerial View - West

1. Original 2 bay cottage thought to date to 1612, although heavily altered including replacement roof structure and addition of second storey.
2. Single storey extension. Construction date unknown, but thought to be 18th Century. Heavily adapted and rebuilt in 20th Century.
3. Eastern extension added in 19th Century (ground floor only) to house sanitation and kitchen / scullery.
4. First floor extension to east side of the roof, with two windows to the east and 1 smaller window to the south. Extension clad with hung tiles. Exact date unclear, but shown to be earlier than 1979.
5. Southern extension added in 1979. A new utility room with bathroom and dressing room above.
6. Bay window added post-1979 to north facade.
7. Garage - Constructed 1981 on site of previous garage / car port



Aerial View - East



Building Evolution / Chronology Plan

[WILTS.] SOUTH WRAXALL. 380 [POST OFFICE

Upper Wraxall.	Ford.	
Elms John, farmer	Hooper James, esq	Hooper James, surgeon
Frankcom Charles, assistant overseer	Beaman James, miller & farmer	Hulbert John, shopkeeper
Frankcom Samuel, farmer	Blunsdon John, hurdle maker	Hulbert Mrs. <i>White Hart</i>
Holborow Betty (Mrs.), farmer		Styles John, fellmonger
		Taylor Daniel, blacksmith

SOUTH WRAXALL is a chapelry or tithing, in the parish, hundred, union and county court district of Bradford-on-Avon, 3 miles north from that town, 7 south-east from Bath, 3 south from Box, 5 west from Trowbridge, and 5 south from Corsham, divided into Upper and Lower Wraxall, containing only a few scattered houses, situated in a well cultivated district. The church of St. James is an ancient and interesting stone structure, with square tower containing 6 bells, and surmounted by a very curious gabled turret; it has nave, aisle, chancel, several monuments, and a south wing. The register dates from 1672. It is consolidated with the neighbouring chapelry of Atworth (or Atford), and forms therewith an ecclesiastical parish, which were formerly tithings of Bradford, then formed into a perpetual curacy, and in 1866 constituted by the Ecclesiastical Commissioners a vicarage, value £255, in the gift of the Dean and Chapter of Bristol, and held by the Rev. William Laxton, of Trinity College, Oxford. Here is a National school, and a small place of worship for Independents. Richard P. Long, Esq., M.P., is the chief landowner; but it is within the manor of Bradford, of which Lord Broughton is the lord. The population of the ecclesiastical district of Atworth and South Wraxall in 1861 was 949.

Parish Clerk, Thomas Collett.

Letters received from Bradford, which is the nearest money order office. There is a pillar letter box cleared at 6 p.m.

National School, Mrs. Eliza Adams, mistress

Forbes C. W. esq. Wraxall lodge	Burbidge Elizabeth (Mrs.), farmer	Pearce John, farmer
Fussell James, esq. Wraxall house	Collett Thomas, parish clerk & carpenter	Pinchin John, shopkeeper
Bath Elizabeth (Mrs.), farmer	Farr Worthy, carpenter	Pocock Peter, farmer
Bullock Elizabeth (Mrs.), shopkeeper & baker	Hellard James, shopkeeper	Rudman Thomas, blacksmith
Burbidge Charles, farmer	Mizen Rosanna (Mrs.), farmer	Sims Sidney, <i>Long's Arms</i> , & brewer
	Moon William, farmer	Wiltshire Sarah (Mrs.), farmer

SOUTH WRAXALL, comprising the upper and lower village, is a civil parish formed 1895 out of Bradford-on-Avon, and an ecclesiastical parish constituted 1846, 3 miles north from Bradford-on-Avon, 3½ south from Box station on the Great Western railway and 5 north-west from Trowbridge, in the Western division of the county, in the hundred, petty sessional division, union and county court district of Bradford-on-Avon, rural deanery of Potterne (Bradford portion), archdeaconry of Wilts and diocese of Salisbury. The church of St. James is an ancient edifice of stone, in the Early Perpendicular style, consisting of chancel, nave of four bays, north aisle, south chapel, south porch and a western tower with gabled turret containing 6 bells: there are several stained windows and monuments to the Long family: a chancel screen of wrought iron was erected in 1907, as a memorial to Edward Burbidge: the church was restored in 1882, and has 175 sittings. The register dates from the year 1672. The living (including Atworth) was constituted a vicarage in 1866, net yearly value £137, with 2 acres of glebe and residence, in the gift of the Dean and Chapter of Bristol, and held since 1901 by the Rev. John Henry Ellaby, of St. Bees. The Congregational chapel, built in 1844, will hold 100. A Church Institute and Reading Room was erected by subscriptions in 1903, for the use of the men and boys of the village. Charity.—A sum of £1,000, given by James Fussell and Maria Matilda Fussell, April 14th, 1874, has been invested, and now produces £25 per annum, which is laid out in coals and blankets, given away annually on the 9th November to poor persons. South Wraxall Manor house is supposed to have been built somewhere about the 13th century; the first recorded possessor was Robert Long, who was in the commission of the peace in 1426, and M.P. for Wilts 1435, and it has remained in possession of his family ever since: the banqueting-hall, which is the most ancient portion of the building, has a finely-carved oak screen, and a fire-place dated 1598: no record can be found of the exact time at which the house was built: the armorial bearings, clearly put up at a later period, consist of shields, sculptured on the brackets supporting the hall-roof, which, from their style, cannot be anterior to the reign of Henry VII. or VIII.: the roof itself, which is richly ornamented with quatrefoils between the principal rafters, seems coeval with the exterior: the grand drawing-room, enlarged during the reign of James I. contains a magnificent mantelpiece rising from the floor to the ceiling; the latter is richly traceried and has pendent bosses with five small carved statuettes, the centre being supposed to represent Pan, and the others are inscribed Prudentia, Arithmetica, Geometria and Justicia; the panelling, like that of other apartments, being of oak: in the old guest chamber, tradition asserts that Sir Walter Long and Sir Walter Raleigh used to smoke out of silver pipes, this being presumed to be the first house in which tobacco was used in England; during the period 1900-02, the Manor House was completely restored by E. Richardson Cox esq. J.P.: the former private chapel near the mansion has been converted into a farm house. Wraxall Lodge is the residence of Elysman Pinckney esq. J.P. The Right Hon. Walter Hume Long P.C., M.P. of Road Ashton House, is the chief landowner. The area is 1,592 acres; rateable value, £1,827; the population in 1901 was 305.

Sexton, William Harrison.

Post Office—Mrs. William Harrison, sub-postmistress. Letters arrive from Bradford-on-Avon at 8.30 a.m. & 6 p.m.; sundays at 8 a.m.; dispatched at 9.10 a.m. & 7 p.m.; sundays at 9.10 a.m. Monkton Farleigh is the nearest money order office & Bradford-on-Avon, 3 miles distant, is the nearest telegraph office. Parcels dispatched at 9.10 a.m. & 7 p.m.

Wall Letter Box, Lower Village, cleared at 9.10 a.m. & 7 p.m.; sundays at 9.10 p.m.

Elementary School (mixed), built in 1841, for 60 children; average attendance, 61; Miss E. M. Dovey, mist

Cox E. Richardson J.P. South Wraxall manor	Barold Mary (Miss), dress maker	Overton Charles, farmer
Ellaby Rev. John Henry (vicar)	Hill John, farmer, Home farm	Poole Leonard, farmer, Court
Penon David G. Wraxall house	Hill James, gamekeeper for E. Pinckney esq	Rudman Thomas, farmer
Pinckney Elysman M.A., J.P. Wraxall lodge	Hitchings Morris, farmer, Furlong	Smith Thomas, blacksmith
	Hosier Joshua, farmer, Norbin (letters should be addressed Atworth)	Summers Joseph & Jesse, farmers, Mizen farm
	Institute & Reading Room (John Godolphin, sec)	Taylor John, farmer, Manor farm
	Liberal Club (William B. Smith, sec.)	Tucker Frank, farm bailiff to — Greenhill esq, Pond farm

COMMERCIAL.

Bryant Geo. Long's Arms F.B. & grocer

Burbidge Edward (Mrs.), farmer, Ford

South Wraxall is mentioned in both 1887 and 1907 directories. Both directories mention a Blacksmith, in 1887 Thomas Rudman and in 1907, Thomas Smith, whom we believe may have lived in Random Forge. We gain a good understanding of South Wraxall from the 1907 directory which explains the formation of the civil parish council which was formed in 1895. It also describes some of the local dwellings at the time and St. James' Church.. The elementary school, located south of St. James' church is described to be built in 1841 and had an average attendance of 61 children in 1907.

The book 'South Wraxall' by Venessa Brett Parker describes a lease in 1763 from Edmund and Ann Grant to Charles Oalmer and two years later to Thomas Dike. There is a memorial in the church for Edmund Grant which shows he died in 1771 aged 85. The deeds mention in 1787 John and Mary Noyes, Francis Nash and Samuel Sylvester, all related by marriage. In 1789 there is evidence for a George Rudman as occupier and in 1828 Thomas Rudman took over, both were blacksmiths. In 1841 the house is owned by James Noyes and George Sylvester, let to John Bath. In 1860 the house was described as a substantial cottage, blacksmiths shop, large productive garden and premises with reference to the blacksmith Thomas Rudman. In 1861 the house was bought by Charles Burbidge.

Key Planning Designations

The site lies within the following planning designations:

Green Belt

The existing house and garden lie within the West Wiltshire Greenbelt.

Housing Development Boundary

The house and garden sit within the South Wraxall Housing Development Boundary

Conservation and Heritage Assets

The house is located within South Wraxall Conservation Area.

The existing house or structures on the site are not Listed.

A small number of listed buildings are located in the vicinity of the site:

- Lower Court Farmhouse (GII)
- 63 & 64 Upper South Wraxall (GII)

The listed structures in the immediate vicinity are not visible from the property. Lower Court Farm lies to the north of Random Forge and there is no visual connection between the two. 63 & 64 Upper South Wraxall lie west of Random Forge and although the closest Listed Buildings to the site, it is not considered that Random Forge has an impact on the setting of the listed structures.

Random Forge is largely concealed from public view from the wider Conservation Area due to its location on the periphery of the village, it's position within the site and the mature planting to its gardens. The north elevation is visible from the public domain on Upper South Wraxall, with fleeting glimpses of the eastern and western elevations.

Bradford on Avon Bat SAC

The property is located within the Bradford on Avon Special Area of Conservation (Bats).



View of Random Forge looking East | 2025



View of Random Forge looking North | 2025

The Existing Property

The original house is understood to be the central western section of the cottage, constructed to a typical two bay plan and thought to have dated from 1612. This original structure likely housed modest living and cooking accommodation at ground floor and sleeping accommodation at first floor. This central section of the original house has undergone substantial change since its original construction, brought about but subsequent extensions to significantly enlarge the property and provide updated facilities to suit changing patterns of accommodation over time. Substantial areas of the original fabric have been removed from the original section of the cottage during reconfiguration works to provide access to later extended areas of the property.

A single storey pitched roof structure was added to the original cottage at an undetermined date, but through inspection it is surmised to have been 18th Century construction, subsequently heavily rebuilt in the 20th Century. Although constructed to adjoin the north-east corner of the original cottage structure, this structure was accessed externally with doors to its south and west elevations. It is considered that this structure was likely a workshop associated with the forge. The structure shows evidence today of having being substantially rebuilt in the twentieth century, with walls constructed of lightweight concrete blockwork and the addition of a uPVC plastic bay window to the north elevation facing the street.

A large single storey pitched roof structure was added to the east of the property in the nineteenth century, thought to house washing, scullery and kitchen facilities. This extension increased the footprint of the original cottage to almost double its original size. The extension linked the C18th and C17th structures to the east of the house.

There is evidence that the roof structure to the original cottage has been replaced and likely extended higher than its original construction in order to gain a further storey of accommodation to the main cottage at roof level. The relationship between the roof eaves to the eastern elevation suggests this work was likely concurrent with the 19th Century extension.

A series of ill-conceived ground and first floor extensions were added to the property in the 1970s that added further accommodation to the property, comprising additional first floor bedroom space, dressing rooms and bathrooms, with substantial dormers to the eastern and southern elevations. A further utility room was added to the southern end of the ground floor at this time also.



View of Random Forge looking West | 2025



View of Random Forge - Rear Store looking north | 2025



View of Random Forge looking south from Upper South Wraxall Road | 2025



View of Random Forge - Rear larder looking south | 2025

Current House Layout, Condition & Performance

Location & Setting

Random Forge is set back from the boundary with Upper South Wraxall Road, being largely screened from view by nature of its siting away from the road and the substantial planting to the boundaries. Views of the dwelling from the wider conservation are generally limited to the north elevation, with the single storey northern extension protruding through the hedge line to the road verge. The scale, construction and 20th Century adaptation work make this element particularly incongruous within the street scene.

When approached form the main village centre to the west, the 1981 garage is the most visible structure within the boundary, constructed of concrete blockwork and painted render with a stone cladding added to the street elevation in reference to the older structures of the village. Fleeting views of the house from the western approach are of the west and north elevations of the original cottage, now with heavy paint and render coatings to the rubble stone elevations and uPVC plastic windows.

Views of the property from the eastern approach are limited, however where glimpsed, views are dominated by hung clay tile dormer structures, plastic windows and atypical clay roman tile roofs to the substantial 20th century extensions.

Long range views are available of the property to the south of Upper South Wraxall. Although the neighbouring field is in private ownership, long range views from the south present a substantial two storey dormer roofed extension added to the southern elevation of similar render and tile hung construction as the extensions to the south.

Views of Random Forge are limited from the wider Conservation Area and Greenbelt, however, where present the house appears incongruous within the village setting due to its significant extended form, with a series of poorly sighted and scaled extensions dominating the structure, particularly to the east and south. The poor quality construction and inappropriate materials used in the context of the original dwelling contribute to this further. The previous application of masonry paints and render coatings to all elevations of the property along with the installation of uPVC plastic windows further contribute to the impact the house currently has on the street scene and the wider village.



View of existing house from Upper South Wraxall looking east | 2025



View of existing garage from Upper South Wraxall | 2025



View of existing house from Upper South Wraxall looking west | 2025

It is considered that the current house, due to its substantial and inappropriately extended form, crude methods of construction and the use of poor quality materials has a negative impact on the Conservation Area and the wider setting of the Greenbelt.

Access & Parking

The site is accessed via a private driveway leading from Upper South Wraxall. The site has parking for one car in front of the garage that was constructed in 1981. Due to the nature of the garage construction, it no longer offers accommodation large enough to house contemporary vehicles and with the constraints of the existing driveway the site is unable to accommodate more than one vehicle and turning within the driveway to allow exit / entry in a forwards gear is not possible.

Due to the tight constraints of the single track road of Upper South Wraxall, there is no provision for visitor parking in the immediate vicinity and any deliveries cause temporary blockage of the road.

Construction

The original cottage is understood to be of solid rubble stone construction with subsequent application of consolidating cementitious renders, slurry wash and impervious waterproofing paints over. Later 19th century structures are thought to be of an uninsulated cavity construction with cementitious render and impervious paint finishes over. Later 1970s extensions are of concrete block construction, with render finishes over and hung tile cladding to the first floor. The house is fitted with double glazed uPVC windows, installed at an undetermined time.

The floor structures to the ground floor are thought to be of solid construction with dense concrete slabs having being poured to the ground floor spaces. The first floor plates are of timber construction to the first and second floors with typical timber coverings over.



Area of stripped paint to eastern elevation revealing cementitious render beneath.



Area of removed cementitious render using hand tools to reveal powdered stonework and mortar beneath, with 70% moisture content.



Area stripped of waterproof slurry to north elevation.



Detail showing powdered stonework beneath removed slurry to north elevation, with moisture content of 78%.

Condition & Standard of Accommodation

The existing house is in a poor state of repair. The original cottage structure is suffering significant structural movement to the south-west corner, with dropped floor plates and substantial cracking to the masonry structure of the west elevation.

Cementitious render coats and impervious waterproofing slurry paints to the original stonework, applied previously with good intentions have contributed significantly to the decay of the building. Sample areas of paint and render have been carefully removed to assess the stonework condition, that reveal powdered stonework and mortar beneath. The areas of stonework structure that have been investigated to date require substantial replacement of the stonework and mortar due to the decay brought about by the layered build up of non-breathable renders and paints applied over many years to the property.

The waterproofing coats applied previously to the outside of the building have trapped moisture within the historic stone structure, leading to both the decay of the stonework and high levels of damp within the existing structure.

The first and second floor plates to the house have dropped due to structural movement within the decaying stonework, and rotting of timbers, likely caused by the external waterproofing works.

The substantial extensions of the nineteenth and twentieth century are suffering similarly due to their crude construction and are at the end of their useful life.

The house is suffering significant decay and requires substantial work to all areas of the building fabric.



Internal view of Living Room I 2025



Internal view of Dining Room I 2025

Layout & Standard of Accommodation

The substantial and ad-hoc extensions added to the property over its lifetime have now resulted in a house of poor quality and disconnected accommodation that is unsuited and inappropriate for family life.

The piecemeal extensions added to the original cottage over time took little account of the relationship between spaces, with extended structures following the sloping nature of the surrounding garden. As a result there is currently stepped access between every adjoining room to the ground floor.

First floor accommodation is poor, with inappropriately sized and located bedroom and bathroom accommodation. Accommodation to the second floor is poorly sited within the extended roof space and of insufficient size to provide habitable space. The access stair to this floor is crudely located and further compromises the first floor accommodation.

Energy Performance

An energy performance assessment, undertaken in 2025, indicates that the house has an energy efficiency rating F.

Summary

The property is beyond its useful life in its current form, and is suffering significant fabric decay and structural movement. The current layout and condition, brought about by many years of piecemeal extension has resulted in a dwelling that is now not fit for current living and requires substantial remodelling.

The original cottage has been substantially altered since its construction in 1612, having been extended upwards to provide a second storey within the roof space and substantial extensions added to its north, east and south elevations that largely consume the original structure and have compromised the internal layout.

The application of consolidating and waterproofing renders and paints to the building fabric has lead to severe decay of the structure, that now requires extensive and immediate rectification.



Internal view of Entrance Hall / Utility | 2025



Internal view of Rear Store | 2025



Internal view of Pantry | 2025



Internal view of rear room overlooking Upper South Wraxall Road | 2025



Internal view of Ground Floor WC | 2025



Internal view of first floor Landing | 2025



Internal view of Master Bedroom - Poor methods of construction & damp | 2025



Internal view of first floor Bedroom Two - Structural movement & damp | 2025



Internal view of first floor Bedroom One - Structural movement & damp | 2025



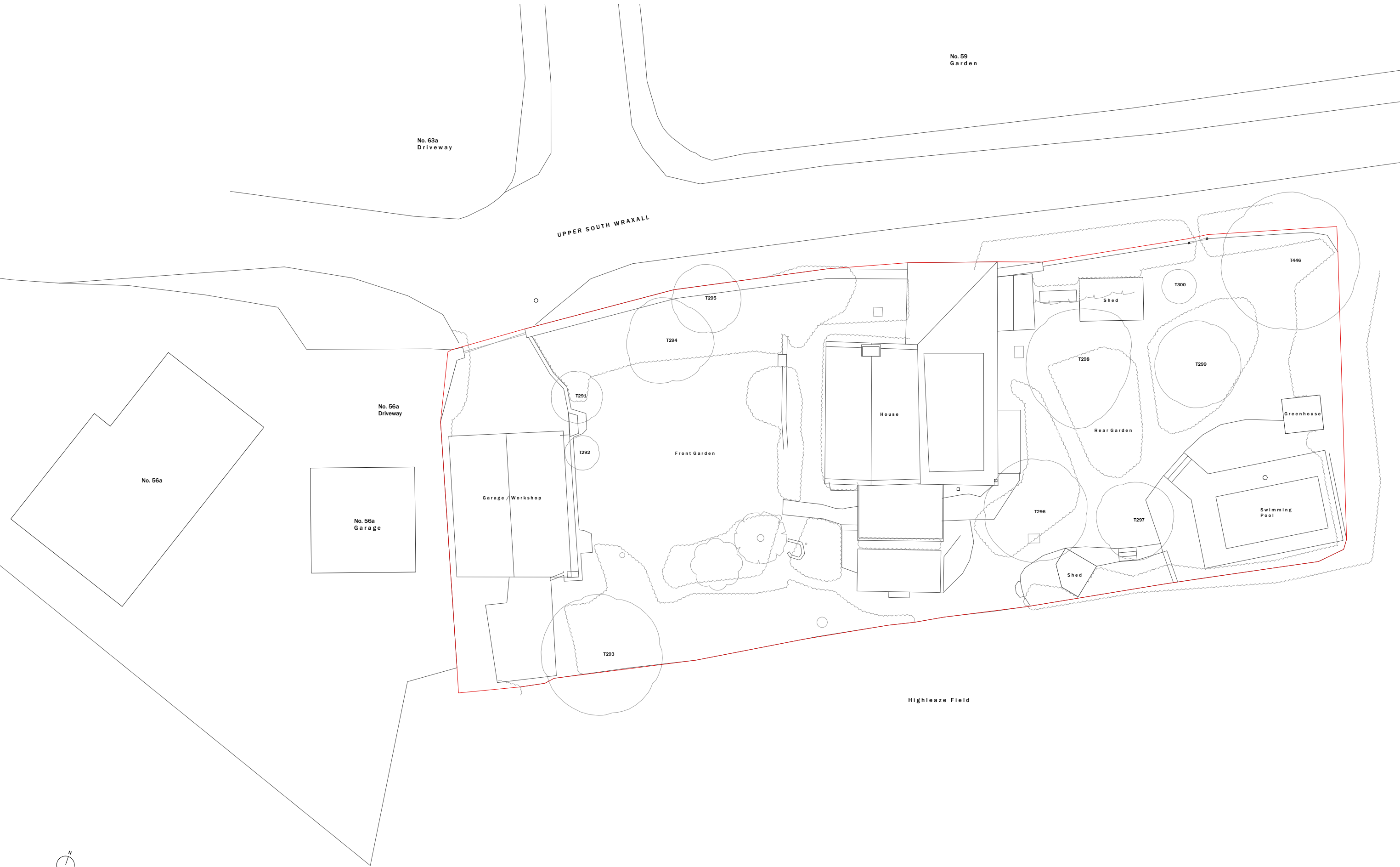
Internal view of first floor Bedroom One - Structural movement & damp | 2025

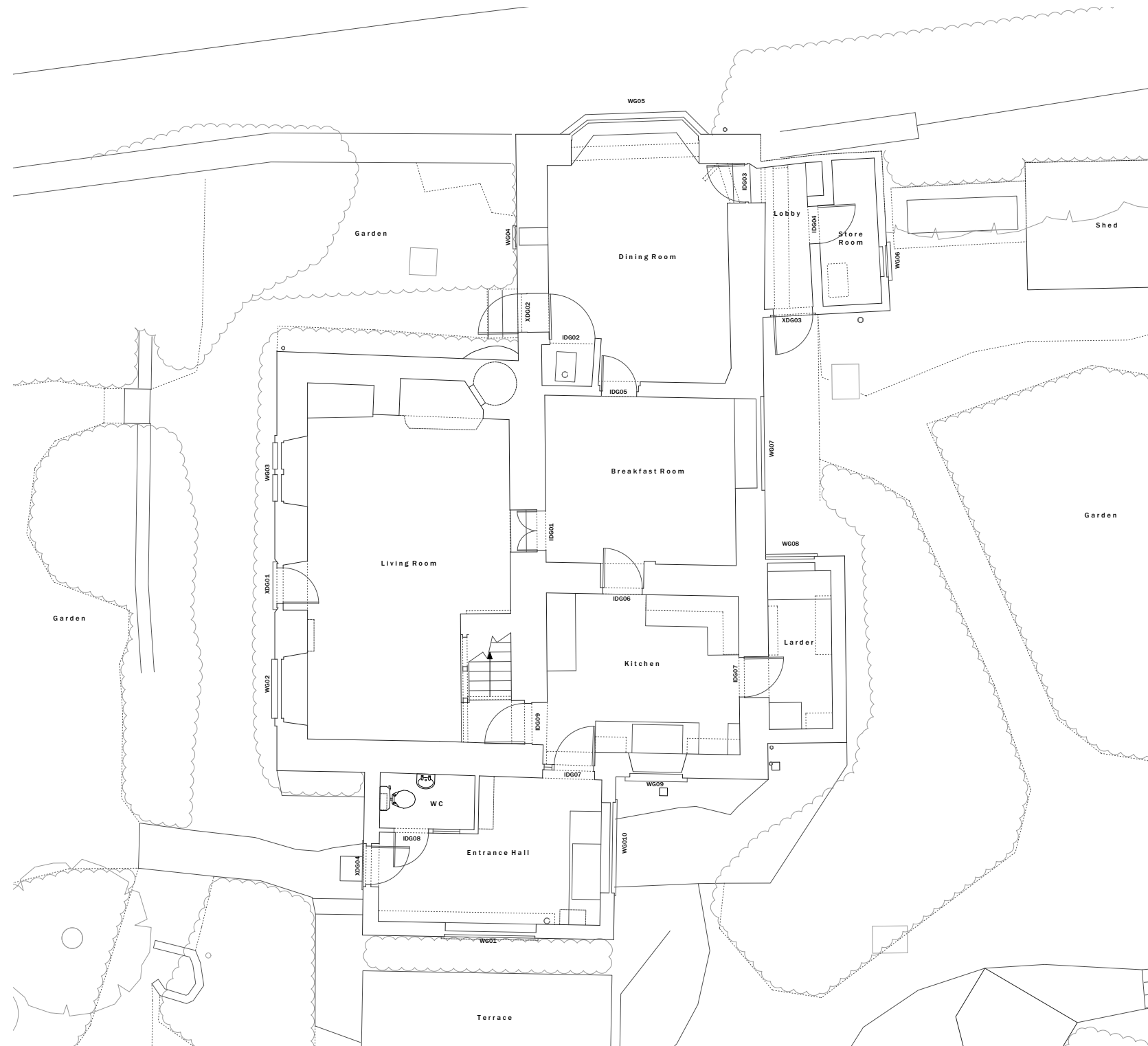


External view of front elevation - Ongoing structural movement | 2025



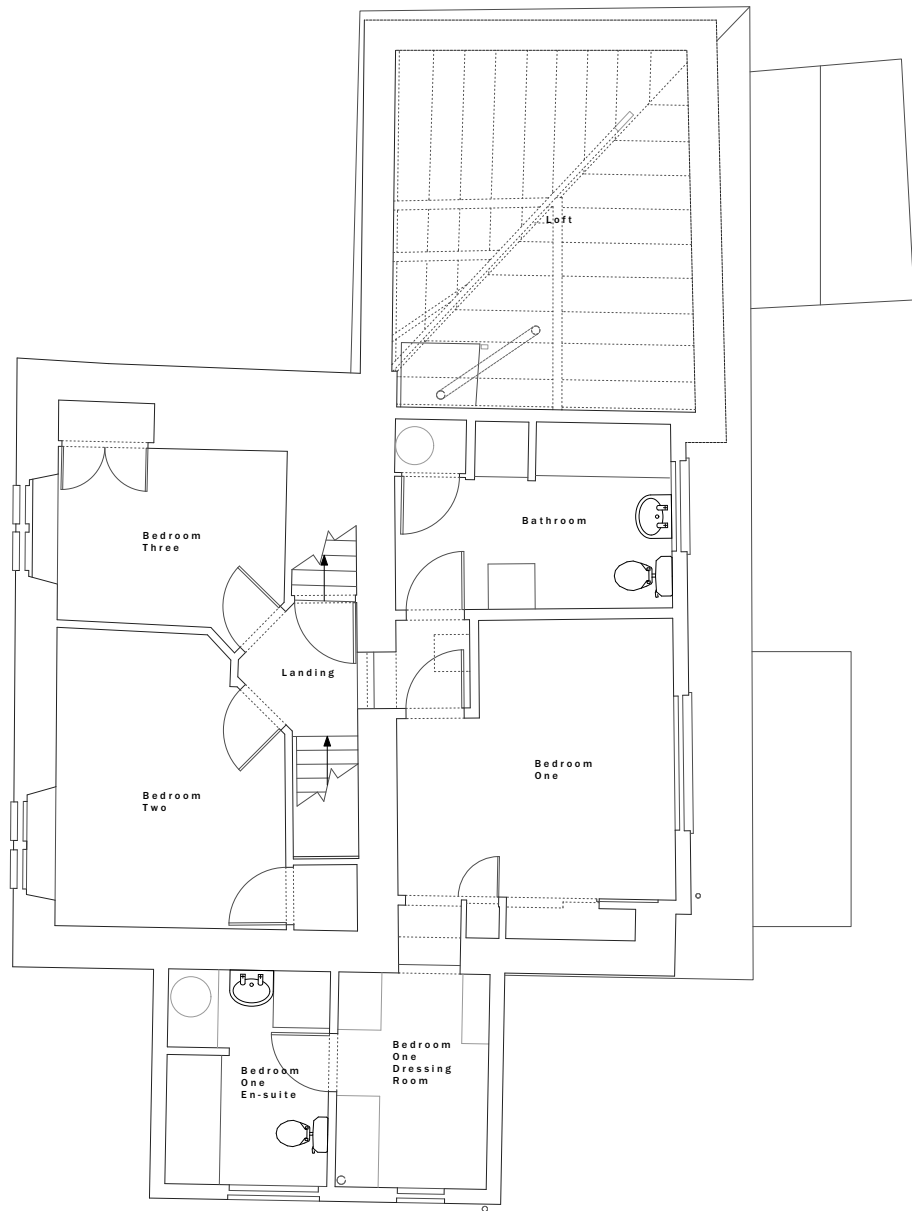
External view of front elevation - Subsidence of structure evident in door case surround | 2025



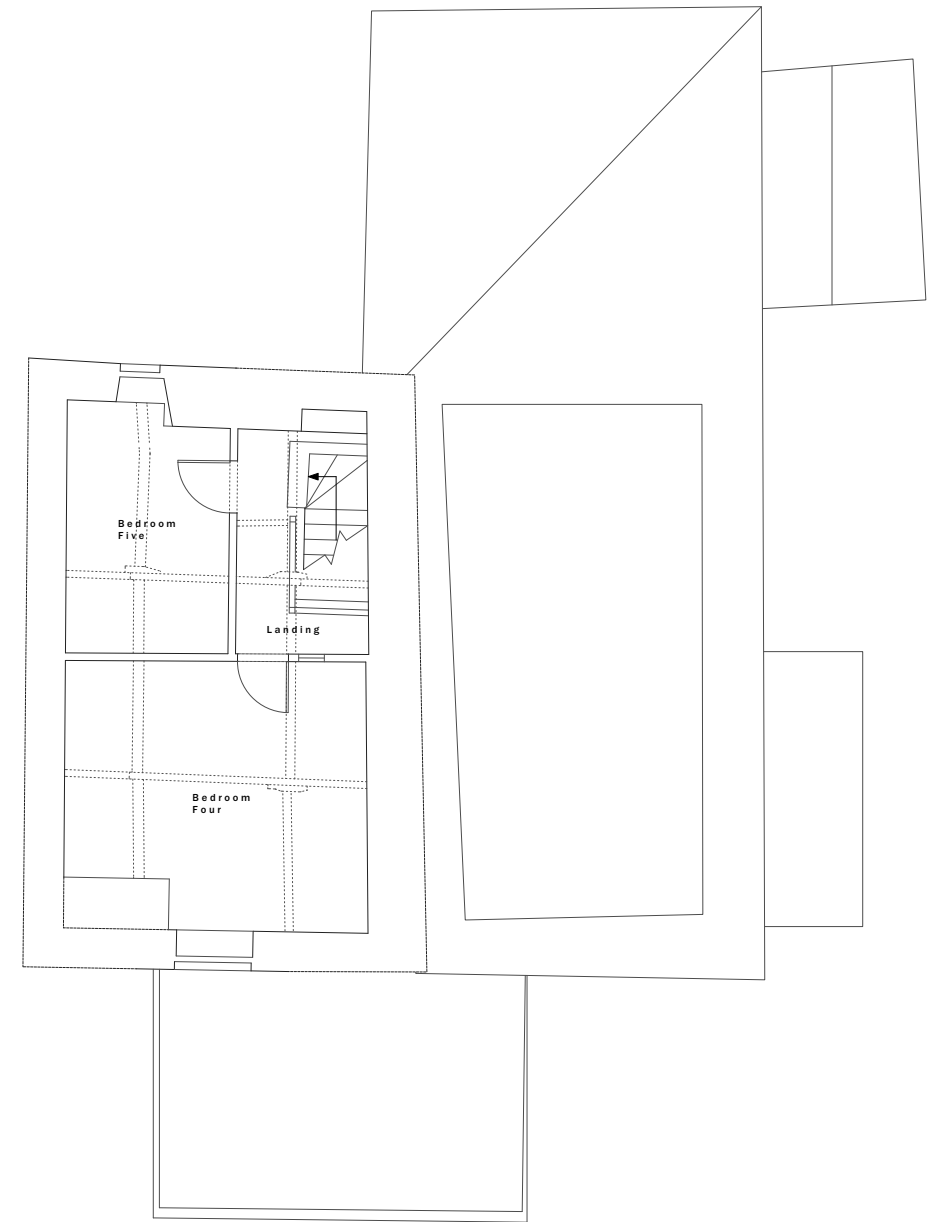


Existing Ground Floor Plan 1:50





Existing First Floor Plan 1:50



Existing Second Floor Plan 1:50



Existing West Elevation | 1:100



Existing East Elevation | 1:100



Existing South Elevation | 1:100



Existing North Elevation | 1:100

Existing Schedule of Accommodation & Volume Calculations

156 Random Forge

Accommodation Schedule - Existing

Aug-25 Rev -

[illegible]

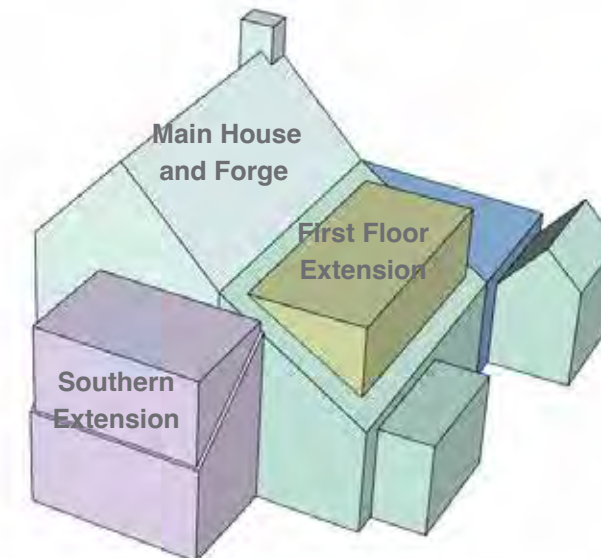
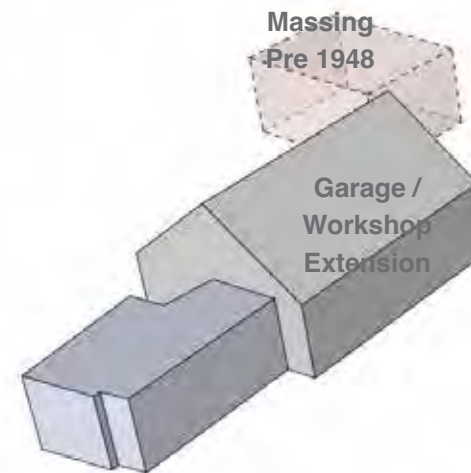
External Outbuildings

Area	[sqm]
Garage - Ground Floor	62.6
Garage - First Floor	29.0
Shed	9.4
Greenhouse	4.5
Timber Outhouse	3.9
Total	109.4

Grand Totals GIA inc outbuildings[sgm]	305.6
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NOTES

Site Area Total [sqm]	1001m2
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Volume Schedule

2025 - Existing Built Volume Total	[m3]
House & Garage Structures	933.0
Outbuilding - Shed	19.2
Outbuilding - Greenhouse	11.4
Outbuilding - Timber O/House	9.9
Total	973.5

The Proposals

The following section of this report describes the intended works under consideration to Random Forge in greater detail and should be read in conjunction with the associated drawings and documents within this report that describe the intended works further.

156/P/000 Site Location Plan
156/P/001 Existing Site Plan
156/P/002 Existing Removals Plan
156/P/010 Existing Ground Floor Plan
156/P/011 Existing First & Second Floor Plans
156/P/012 Existing Roof Plans
156/P/013 Existing Garage Plans
156/P/030 Existing Elevations
156/P/100 Existing Building Chronology Plan

156/P/102 Proposed Site Plan
156/P/110 Proposed Ground Floor Plan
156/P/111 Proposed First Floor Plan
156/P/112 Proposed Roof Plan
156/P/301 Proposed Elevations

Arboricultural Report - Tree Parts Ltd
Ecology Survey & Mitigation Report - Crossman Associates
Flood Risk / Drainage Statement

Pre-application Enquiry

The proposals have been subject to a formal pre-application advice process with Wiltshire Council in October 2025 REF ENQ/2025/01680 with detailed written feedback issued in December 2025. Proposals have developed in response to the comments and discussions of the pre-application process.

The proposals were considered to be acceptable in principal. Further requested details are provided in each relevant section where requested.

Proposal Summary

The proposed works seek to remodel the existing house to address its current structural failings, building fabric decay, compromised spatial layout and poor environmental performance, to provide a modern and comfortable family home fit for contemporary living. The house is currently in a poor state of repair with significant decay to the building fabric and is in need of considerable investment to bring the building back into long term sustainable use.

Previous individual extension and adaptation works that were conceived to solve isolated problems and provide necessary additional space over time, are now failing and at the end of their useful life. Cumulatively, the extensions have resulted in compromised accommodation of unusual layout and the house is currently unfit for occupation in its current form.

The proposals to remove the series of ad-hoc extended forms that have been added to the original cottage structure and rationalise the accommodation into a single unifying extension to the rear of the property that provides good quality usable accommodation and that has a built form that is more appropriate and sits more comfortably with both the host and dwelling and the wider setting of the Conservation Area and Greenbelt.

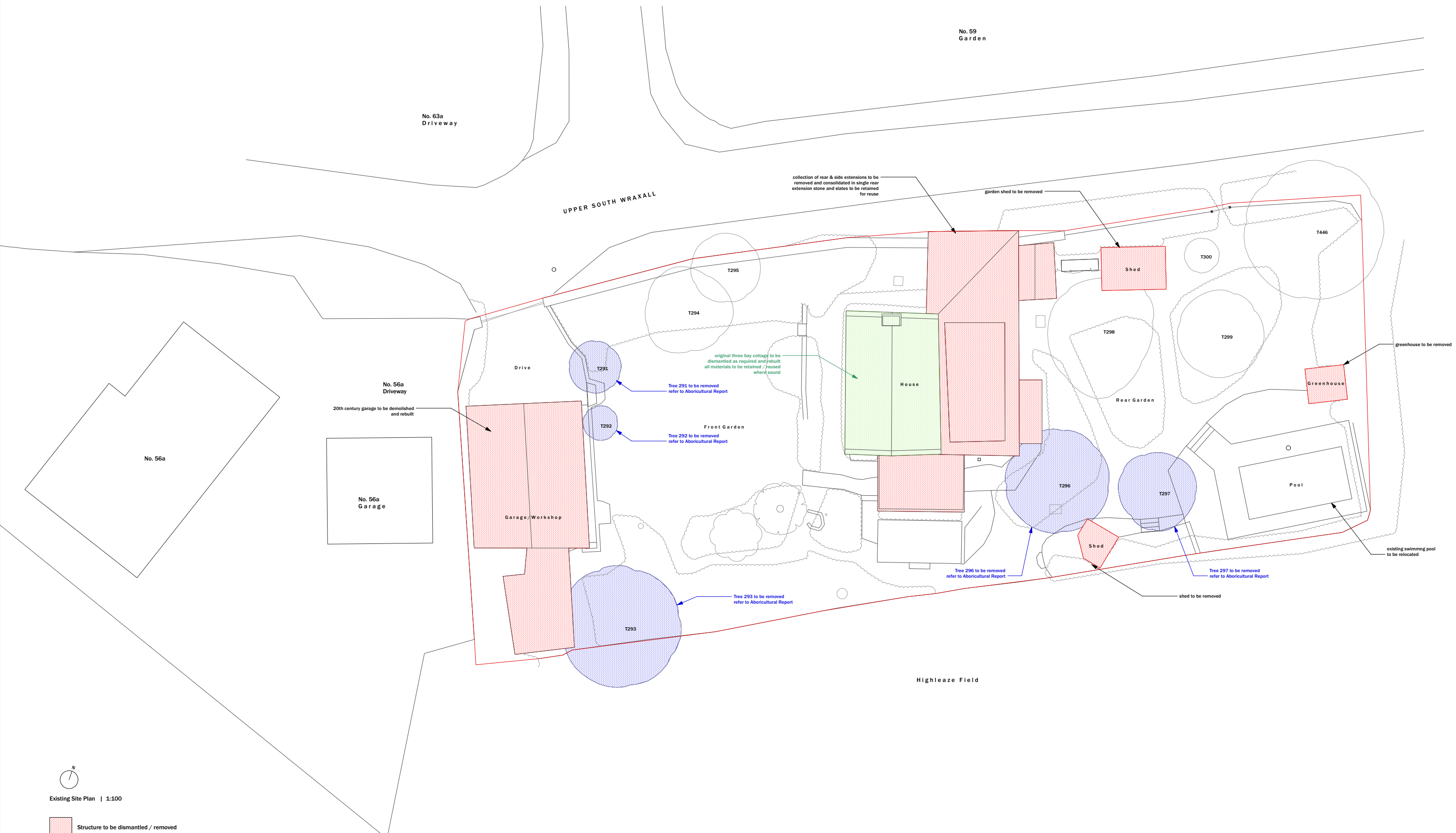
The stonework structure of the original portion of the house is suffering form ill-conceived works to the building fabric, that have been carried out in the past with good intentions, most likely conceived to halt fabric decay and issues with damp. The use of non-breathable and impervious cement and silicone based renders, waterproofing coatings and modern gypsum plasters have unknowingly accelerated the significant decay and deterioration of the stonework. The structure is now in need of significant repair and structural remedial works as a result and the proposals seek to remove all external coatings and the dismantling and rebuilding of the necessary areas of the historic stonework structure using traditional materials and techniques faithful to the original construction.

The proposals seek to demolish the 20th Century garage structure and rebuild a structure that is capable of accommodating contemporary vehicles and is better positioned within the site to provide space for additional parking and turning within the boundary of the site

In carrying out the works, the proposals seek to upgrade the performance and energy demand of the house to vastly reduce emissions and energy consumption to create a long term sustainable family home.

A small number of low quality trees are proposed to be removed and replaced as part of the works.

The proposals will be of the highest quality design and materials, using materials and techniques that are faithful to the original building and wider historic village to create a high quality appropriate dwelling that contributes positively to the immediate Conservation Area and the wider setting of the Greenbelt.

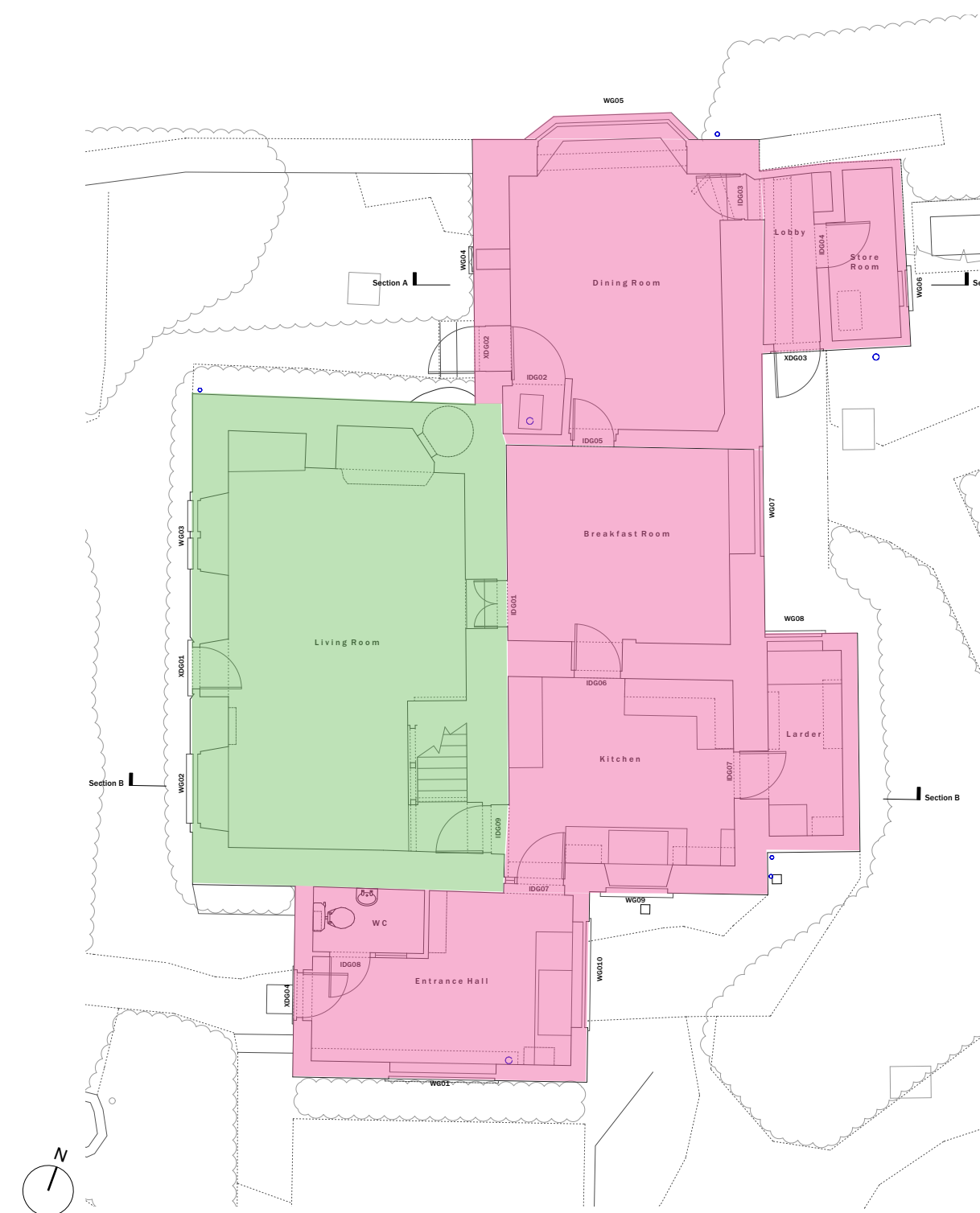


Existing Site Plan | 1:100

- Structure to be dismantled / removed
- Structure to be dismantled /restored / rebuilt as required
- Tree to be removed - Refer to Arboricultural Report

James Grayley Architects





Random Forge - House Existing Footprint

- Existing Extended Structures - Proposed To Be Removed
- Existing Original Cottage Structure - Proposed To Be Dismantled & Rebuilt

Strategic Response

The proposed works seek to remove a series of ill-conceived extensions that have been added to the original cottage structure in piecemeal fashion over time and repackage the removed accommodation into a revised single form extension to the rear(east) of the original two bay cottage.

The original cottage has seen substantial structures added to the property over its lifetime that have resulted in a house of poor quality and disconnected accommodation that is unsuited and inappropriate for family life.

The piecemeal extensions added to the original cottage over time took little account of those that had come before or the relationship between each built form, that has resulted in a dwelling with disconnected and poorly planned internal space, and that has a poor relationship with its extensive garden. The result of this approach over time is an external appearance that is dominated by bulky poor quality additions to the first and second floors to all aspects of the dwelling.

The proposals seek to remove all previous extension structures to the original two bay cottage and consolidate the accommodation they currently provide into a single well planned, appropriately scaled and sited extension that reads a coherent form that is typical to the village and wider agricultural area.

Accommodation with the ground floor of the existing house will be maintained as formal living space, with the rear extension providing additional kitchen and dining space, opening out onto the rear garden. A replacement single storey wrap around structure to the southern side of the original cottage will provide an improved entrance hallway, WC and utility space in the location of the existing. At first floor, bedrooms and a bathroom will be maintained within the original front cottage structure at first floor, with two further bedrooms and bathrooms within the replacement extension to the east. Due to the limited access and scale of the second floor accommodation in the existing cottage structure, there will be no habitable accommodation at second floor.

A series of external outbuildings and garden structures will be removed and the existing swimming pool will be relocated westwards in order that it is closer to the dwelling and moved away from the eastern and southern site boundaries.



Massing & Organisation Strategy - Ad-Hoc later additions to original cottage to be removed



Massing & Organisation Strategy - Accommodation unified within a single volume positioned to rear of original cottage

Form, Massing, Removing Bulk & Subservience

The form and massing of the proposed extension seeks to vastly improve on the collection of alien built forms that have been appended and hung onto the original cottage over time.

The revised extended form has been informed by site's semi-rural setting and mimics the original cottage's rectangular footprint and pitched roof form.

The site is positioned on the fringe of the village, where houses are generally set back from the historic street of Upper South Wraxall. Random Forge is orientated within its site to address its own gardens to the east and west, having an almost dislocated relationship with the main street and wider village. With expansive views across the rural landscape to the south, the house has a more direct relationship to this rural setting to the south than the historic built form of the main street. A subsequent addition to the north of the ground floor of Random Forge has pushed the footprint beyond the boundary wall with Upper South Wraxall and having been fitted with a 20th Century bay window, the house has an incongruous relationship with the street of Upper South Wraxall to this aspect currently.

The proposed extended form is purposefully set back behind the original cottage and moves the existing built mass away from the northern boundary with the road of Upper South Wraxall, receding the built form of the north elevation seven metres further into the site. Doing so ensures the replacement built structure reads as a secondary subservient structure to the original cottage and removing significant bulk from the glimpsed views into the site from the main road. The proposals aim to reduce the overbearing nature of this structure being located on the boundary for the wider users of the village lane, and improve amenity and privacy for the occupants of Random Forge.

The extended form appears as traditional double pitched house form with a central valley, with the new extended form deliberately offset to the south of the original cottage to largely conceal the form behind the original structure and ensure that it reads as secondary structure to the original cottage. A reduced ridge height over that of the original cottage further acknowledges the structure as subservient to the original structure.

The proposed simple pitched roof form is familiar within the rural context, and is typical of agricultural buildings set behind the historic street, seen elsewhere within the agricultural landscape.

Scale

Random Forge is located within the West Wiltshire Greenbelt, which imposes restrictions on the scale of expansion of the dwelling. Local and National Policy has duty to ensure that extended built form does not have a detrimental impact on the openness of the greenbelt and result in a disproportionate increase in volume over the built form as it existed on 1st July 1948.

The NPPF does not quantify proportionate increase and Wiltshire Council does not prescribe a volumetric or percentage maximums, instead each case is considered to be specific to individual circumstances. It is generally acknowledged that an increase of around 33% of the pre-1948 form is likely to be considered proportionate.

An analysis of the known history and development of the site has largely determined the dates of construction of each element of the built form. Of most relevance to policy is the built form as of 1948, the current built form and percentage increase, and the potential change now under consideration.

A detailed analysis of the current built form confirms that the existing built volume across the site is 974m³. The built form as of 1948 is considered to be 691m³, with the current built form representing an increase of 39% of the 1948 volume.

When considering the scale of the plot, density of the village and the relatively large distances to neighbouring dwellings, the current built form, although bulky and incongruous in nature, is not considered to have any significant impact on the openness of the wider greenbelt landscape. It must also be acknowledged that all the structures currently on site gained necessary planning consents.

The re-worked dwelling seeks to reduce the overall built volume, redistributing volume in a single unifying extension to the original cottage and a simplified replacement garage structure that will provide updated and appropriate accommodation for contemporary living and concentrate accommodation and volume in more appropriate locations on the site in simplified built volumes that are typical of the historic village and local and wider rural area.

The proposals result in a built volume of 967m³, a reduction of built volume on the site of circa 7m³ over that which currently exists.

Proposed Schedule of Accommodation & Volume Calculations

**156 Random Forge
Accommodation Schedule - Proposed**

Jan-26 Rev -

Ground Floor		First Floor		Second Floor		Total Areas	
Use	NIA [sqm]	Use	NIA [sqm]	Use	NIA [sqm]		NIA [sqm]
Entrance Hall	12.4	Bedroom One	21.4				
WC	2.2	Bedroom One Dressing	7.4				
Boot Room	6.7	Bedrtoom One En-suite	8.2				
Utility	3.6	Bedroom Two	13.0				
Study	14.3	Bedroom Two En-suite	3.3				
Living Room	13.1	Hallway	10.0				
Dining	14.0	Bedroom Three	14.2				
Kitchen	19.7	Bedroom Three En-suite	3.4				
Snug	21.2	Bedroom Four	11.6				
Store	6.0	Bathroom	6.0				
Total	113.2	Total	98.5	Total	0.0	Total	211.7
Total GIA [sqm]	120.0	Total GIA [sqm]	109.0	Total GIA [sqm]	0.0	Total GIA [sqm]	229.0
Grand Totals NIA [sqm]	211.7						
Grand Totals GIA [sqm]	229.0						

External Outbuildings	
Area	[sqm]
Garage - Ground Floor	60.0

Total	60.0
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Grand Totals GIA inc outbuildings[sgm]	289.0
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Volume Schedule

1948 Volume	[m3]
House & Outbuilding Structures	691.0

Total	696.0
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2025 - Existing Built Volume Total	[m3]
House & Garage Structures	933.0
Outbuilding - Shed	19.2
Outbuilding - Greenhouse	11.4
Outbuilding - Timber O/House	9.9

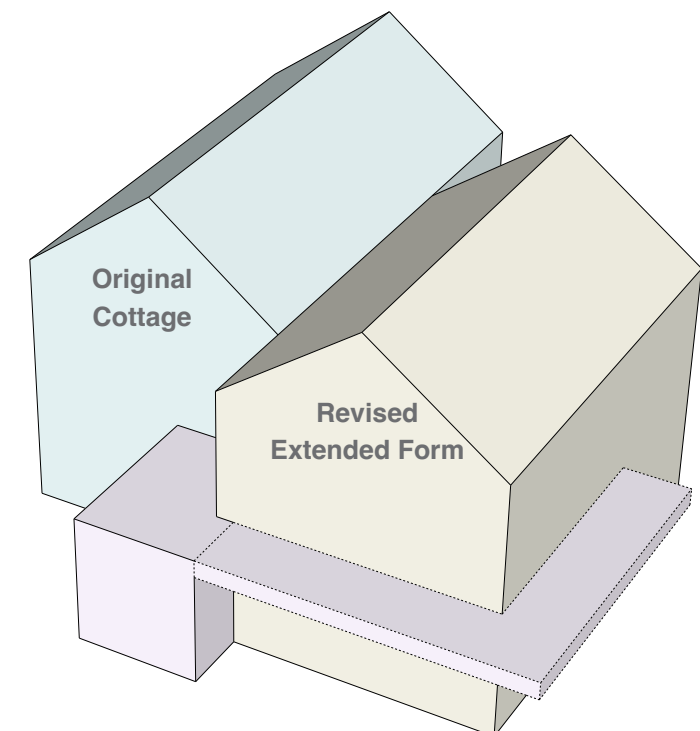
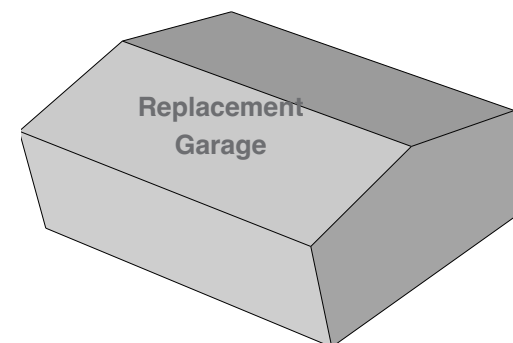
Total	973.5
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Volume Increase Over 1948 Volume - As Existing [m3]	277.5
Volume Increase Over 1948 Volume - As Existing %	39%

2025 - Proposed Built Volume Total	[m3]
House	849.0
Garage	118.0

Total	967.0
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Proposed Volume Decrease Over Existing [m3]	-6.5
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Proposed Ground Floor Plan - New extended form to south & east [rear] of original cottage



Proposed First Floor Plan - New extended form to south & east [rear] of original cottage

Standards & Accommodation

The proposed reworking of the existing dwelling seeks to create a carefully considered sequence of interior spaces appropriate to a 21st Century family home whilst respecting the proportions and character of the original historic cottage.

The existing accommodation is reorganised to place accommodation in appropriately sized rooms in the correct location and orientation on site to provide access to the surrounding gardens, and provide privacy for the occupiers of Random Forge and neighbouring dwellings where needed.

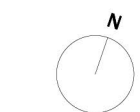
The internal layout orientates spaces and openings to maximise natural light throughout the day, exploit solar gain and shading where appropriate and to take advantage of long range views across the rural landscape beyond.

Strategically, the main everyday family living spaces are located at ground floor in the reworked extension to the south-east of the original cottage structure, with kitchen, dining and everyday living spaces opening onto the rear south-east facing garden. A more formal living room is located to the north of the ground floor along with a home office / study space that both overlook the more formal front garden and driveway.

Everyday entrance to the dwelling remains in its existing location, via a re-worked entrance lobby to the south-west of the dwelling. A generous hallway provides access to all areas including ground floor utility, boot room and accessible WC facilities along with a central staircase providing access to the first floor.

The existing three storeys of accommodation of the existing dwelling is rationalised to provide two storeys of good quality accommodation. Four good sized bedrooms are provided at first floor, with en-suite and bathroom facilities, all of which enjoy natural light, are double aspect and have good sized windows framing views of the landscapes beyond.

The overall dwelling and all individual spaces offer high quality accommodation in excess of minimum space standards and is designed to allow long term comfortable occupation at all stages of life.





1. Coursed Wiltshire Stone wall construction with traditional lime mortar bed
2. Ashlar Stone window cases
3. Hardwood timber windows
4. Coursed Wiltshire Stone natural slate roofs, traditionally hung

The replacement extension structure will be constructed of the same material palette as the original cottage; rubble stone walls, lime mortar, coursed stone slate roofs and hardwood windows.

The approach to materials serves to visually connect the existing house and new extension by using a common material palette to both buildings that is typical to the historic village.

The removal of existing paint, render and slurry products will allow the stone structure to breathe and perform in the way originally intended, whilst allowing the beauty of the restored historic stone structure to be brought back into view and in turn, allow the house to contribute more positively to the streetscene and wider conservation area.

Sustainable Retrofit & Energy Efficient New Construction

Proposals have been developed in direct response to an understanding of historic stone structures, and the urgent need to repair extensive areas of decaying building fabric. The works present an opportunity to sensitively and appropriately upgrade the performance of the building using traditional principles to radically reduce emissions and decrease energy consumption.

The proposed works seek to install natural bio-based insulating materials and breathable internal coatings that will allow a high performance building, yet allow the structure to breathe to avoid the high levels of fabric decay now evident to the building as a result of recent works.

Through careful consideration of spatial organisation, window placement and sizing and the exploitation of solar gain and shading where appropriate, the building will provide a stable environment and thus ensure a high performance, low emission building in use.

Energy Efficient Building Systems.

The proposed dwelling is conceived to use energy efficient building systems including mechanical ventilation heat recovery and air source heat pumps.

On site electrical generation is proposed with photovoltaic panels mounted in the valley between roofs, almost entirely concealed from view, and on the southern (rear) roof slope of the single storey garage. The mixed orientation of the panels provides good surface area for year round on site energy production.

Trees

The considered reorganisation of accommodation on site avoids the need for removal of any significant trees on site and acknowledges established root protection zones. An Arboricultural report has been prepared by Tree Parts Ltd and is included in the Appendix.

The proposals seek the removal and replacement of the following trees with appropriate native species:

- T291 - Cypress - Insignificant Entrance Tree - Category C2 Poor / Fair
- T292 - Cypress - Insignificant Entrance Tree - Category C3 Good / Good
- T293 - Wild Cherry - Beneath 11kv Overhead Transformer - Category C3 Fair / Fair
- T296 - Laburnum - Three Equal Stems - Category C2 Poor / Poor
- T297 - Malus - Positive Habitat Features - Category C3 Good / Poor

Landscape and Ecology

The proposals have been designed to conserve and enhance the character and quality of the landscape from any near or further range views. The proposals, as a householder application are considered exempt from mandatory BNG.

Proposals for the landscape around the house and the wider landscape of the site will be developed to create spaces that positively contribute to creating a high quality environment, enhancing landscape character and biodiversity and contributing positively to the local area.

The proposals reduce built footprint and areas of hardstanding across the site providing an increase in landscaped and planted vegetation areas.

The current built footprint of structures and areas of hard surfacing across the site total 458m2. The proposed built footprint and hard surfacing reduces to 439m2 under the current proposals, a net increase of 19m2 in supplementary planted area.

Ecology

The site lies within a consultation zone for Greater Horseshoe bats associated with Bradford on Avon SAC. In addition there are records of protected species within the wider area including Greater Horse Shoe Bats, Pipistrelle Bat, Noctule Bat, Swift, Red Kite, Hegehog, Brown Hare and Great Crested Newts.

A protected species survey was carried out by Crossman Associates in August 2025. The results of the survey conclude that the house is considered to have moderate suitability for bats and the garage has low suitability. Two further bat emergence and activity surveys confirmed the likely absence of roosting bats.

A precautionary approach to development will be implemented in relation to Bats and other protected species overseen by Crossman Associates. Certification under the Natural England GCN District Level Licensing Scheme will be implemented and all excavations will provide escape ramps to provide wildlife entrapment. Recommendations for low-level lighting and provision for biodiversity enhancement will be implemented including provision of swift boxes for nesting birds. It is anticipated that these elements would be secured through condition.

The full report is included in the Appendix. All recommendations would be adhered to within the proposed works.

Neighbouring Properties and Residential Amenity

The nature and location of accommodation largely follows the existing layout and the works are not considered to contribute any significant change to residential amenity or privacy to occupiers of Random Forge or surrounding properties.

Random forge enjoys a largely secluded plot and outlook on the north-eastern periphery of the village. There are no nearby dwellings within the outlook of Random Forge to the northerly, easterly or southerly aspects.

The houses of 56a to the west and 63a to the north are of later 20th Century construction and are set 35m and 44m away from the principle elevations of Random Forge respectively. The location, orientation, relative distances and mature planting to this area of the village ensures that the houses all currently enjoy good levels of privacy.

A rear later addition to Random Forge is currently built to abut the northern boundary with the road of Upper South Wraxall, with a projecting bay window having been installed to this elevation in the late 20th Century. The location and nature of this structure and window sits somewhat uncomfortably and incongruously with the public street and the wider conservation area. The windows creates a significant sense of overlooking both into and out of Random Forge. The proposals seek to rework the accommodation in this area, reducing the window in scale and setting the window position back seven metres into the site with the re-introduction of a planted garden space and hedgerow between the house and the public domain.

The replacement garage is built close to the western boundary of the site. The single storey structure has a shallow pitch roof with loft storage area above the parking area. There are no windows proposed within the garage structure that overlook or face no.56a.

Access

The altered and extended areas of the dwelling will provide high quality, sustainable and accessible accommodation. The new interventions will be designed to meet Building Regulations Part M. All entrances will provide level access into the property with all circulation and internal doors sized to allow wheelchair access.

Parking

The site is accessed via a private driveway leading from Upper South Wraxall. The site has parking for one car in front of the garage that was constructed in 1981. Due to the nature of the garage construction, it no longer offers accommodation large enough to house contemporary vehicles and with the constraints of the existing driveway the site is unable to accommodate more than one vehicle. Due to the tight constraints of the single track road of Upper South Wraxall, there is no provision for visitor parking in the immediate vicinity and any deliveries to the dwelling cause temporary blockage of the road.

The proposals seek to demolish the garage structure constructed in 1981 and rebuild a structure that is relocated to the southern boundary of the site, to provide additional parking and turning space within the boundary of the site.

It is anticipated that off-street parking will be improved, providing garage parking for three cars (6mx3m each) with additional visitor parking to the driveway. Due to the nature of the single track road and limited splays and visibility, an extended driveway is proposed to allow entry and exit to the dwelling in a forwards gear.

Flood Risk & Drainage Statement

The site falls within flood zone one, as identified by the Environment Agency. The site is therefore defined as having a low probability of flooding and does not require a flood risk assessment to be undertaken at the planning stage. Local evidence suggests that the site may be subject to surface water flooding in the area of the existing garage and driveway.

A culvert runs between the properties of Random Forge and 56a, running parallel with boundary. The primary purpose of the culvert is to channel surface water run off from the main road of Upper South Wraxall, via a road way gully into the drainage network of Highleaze Field to the south. It is understood from local consultation that localised surface water flooding has occurred in the crossroads adjacent to the property in sustained heavy rainfall, when the road gully has become blocked.

Wiltshire Council’s SFRA indicates that the driveway to the north of the existing garage is subject to a 1 in 1000 year surface water flooding risk.

The works consider the potential for surface water flooding in the localised driveway garage area and respond as follows:

The existing garage is to be demolished and a replacement garage is to be constructed further south into the site, outside of the indicated surface water flooding area. The garage will be constructed with solid slab ground construction with provision for flood barriers to be installed to the doors. All electrical sockets and service installations will be installed above 1000mm above floor level to mitigate any flooding event. A new boundary wall will be constructed to the western boundary of the site adjacent to the culvert.

The replacement driveway will follow the existing natural slope of the existing driveway. The garage is elevated above street level with the driveway sloping towards the crossroads and as a result, existing surface water run-off from the driveway has the potential to increase surface water flooding in the crossroads. In mitigation, the replacement driveway will implement a SUDs strategy and be constructed of a porous free draining bound gravel surface with permeable sub-layers to allow free draining of surface water run-off. A threshold drain will be installed at the threshold of the driveway and be piped to a renewed soakaway system beneath the front lawn of the dwelling.

Current rainwater and surface water drainage for the wider site is to an historic soakaway located within the garden of the existing dwelling. A drainage survey has confirmed that the soakaway system is blocked and requires renewal. A new soakaway system will be installed beneath the front lawn to take all surface water drainage.

An existing fowl sewer network exists at the property, connected into the main public sewer. This network will be adapted to serve the new dwelling.



Extract form Wiltshire Council SFRA mapping.
Dark Blue area indicates 1in1000 year surface water flooding event to existing driveway area

Impact on Historic Assets & The Conservation Area

Views of Random Forge are limited from the wider Conservation Area and Greenbelt, however, where present the house appears incongruous within the village setting and the wider rural landscape, due to its significant extended form, with a series of poorly sighted and bulky extensions dominating the structure to all aspects.

The house has suffered ill-conceived improvement and maintenance works, largely in the 20th Century that employ poor quality construction and inappropriate materials. The previous application of masonry paints and render coatings to all elevations of the property along with the installation of uPVC plastic windows to the property further contribute to the impact the house currently has on the street scene and the wider village.

It is considered that the current house, due to its substantial and inappropriately extended form, crude methods of construction and the use of poor quality materials has a negative impact on the Conservation Area and the wider setting of the Greenbelt.

The proposed works are conceived to remove and consolidate the series of ad-hoc extended forms that have been added to the original cottage over time and rationalise the accommodation into a single coherent extension that provides good quality usable accommodation and has a built form that is more appropriate and sits more comfortably with both the host and dwelling and the wider setting of the Conservation Area and Greenbelt.

High quality materials of the host dwelling and wider historic village will be employed in all new works, using traditional construction techniques to rationalise the built form. Extensive and sympathetic rebuilding works will take place to the original cottage structure to restore and reveal its inherent beauty and ensure that the appearance of the house is significantly improved.

The proposals are of a high standard of design that respond positively to the local context are conceived to allow the dwelling to contribute more positively to the conservation area , reinforce local distinctiveness and enhance the appearance of the village.

Conclusion

The property is beyond its useful life in its current form, and is suffering significant fabric decay and structural movement. The current layout and condition, brought about by many years of piecemeal extension has resulted in a dwelling that is now not fit for current living and is anomaly within the village and wider Conservation Area.

The works proposed seek to restore, repair, rationalise and enhance the existing dwelling to provide a long term sustainable family home that respects its historic setting and contributes more positively to the village.

Proposals are carefully conceived to avoid volume increase on the plot, rationalise incongruous built form and maintain the sense of openness of the Greenbelt landscape. The proposals are brought forward on this basis.

Appendix

(i) Tree Parts - Aboricultural Report

(ii) Crossman Ecology - Survey & Recommendations



Tree Parts Ltd
Home Orchard

Planning Tree and Ecology Solutions
| Ashley | Wiltshire

|SN13 8AN



Site Address: 57 South Wraxhall, the Random Forge, Wiltshire, BA15 2SE

**Tree Parts BS 5837: 2012 ‘trees in relation to design demolition and construction’ -
Recommendations tree survey**

**Tree Constraints Plan (TCP)
Arboricultural Impact Assessment (AIA)**



Viewed from off site acknowledging the context of how the collective value of Category C garden trees and native shrubs contribute to localised landscape screening within the rural context

Local Authority:	Wiltshire Council
Planning Reference:	TBC
Consulting Architect:	James Grayley Architects
Client:	M J. Smith

Report Date:	27 August 2025
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This document has separate appendices, listed below:

Appendix A	Tree Schedule	Complete
Appendix B	Tree Constraints Plan (TCP)	Complete

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Assessors & Report Author: Daniel Part

Client: M J. Smith

App Ref: TBC

Site address: 57 South Wraxhall, BA15 2SE

Date of site inspection: 20 August 2025

Proposal: Assumed renovation of the property not currently detailed to Tree Parts by James Grayley Architects or the client at the time of our site visit, tree survey inspection and data gathering



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1.0. Instruction and purpose of the report

1.1

Tree Parts was formally instructed in writing on 18 August 2025, as per our Tree Parts fee proposal dated 12 August 2025, by our client M. J. Smith through the management and organisation of James Grayley Architects. Our scope of works was to carryout a BS 5837:2012 tree survey to inform an evaluation process of the constraints formed on site, regarding the existence of the sites existing trees. In due course it is assumed that our site survey will be submitted to the Local Planning Authority (LPA) to accompany a full planning application to seek lawful consent for the sites redevelopment and or renovation.

1.2

Our tree survey therefore forms a non-biased assessment of the arboricultural, landscape and conservation value of the sites existing crown spreads identified on the Atlas Survey site topo, Drawing No. ASP2292-1. We suggest that a Tree Protection Plan should be specified as a pre-commencement condition at the point of obtaining a successful planing outcome.

2.0 Scope of the report – methodology and limitations - Tree Constraints Plan (TCP)

2.1

The purpose of our TCP on behalf of the client is to illustrate for James Grayley Architect, the key information of the sites trees respective Root Protection Areas (RPA). This being the area of ground in square meters, represented on our plan as a radial distance in meters from the centre of each surveyed tree. BS 5837: 2012 ‘trees in relation to design, demolition and construction’ - recommendations specifies that this ground must remain undisturbed prior to and during any proposed phases of site construction and/or development.

2.2

This process of forming a TCP, is ultimately for the purposes of establishing a Construction Exclusion Zone. (CEZ) and for obtaining arboricultural guidance to inform any design that seeks LPA consent for the sites particular proposed works. Whereby we will identify which areas could relate to a site specific Arboricultural Method Statement (AMS) and/or accompanying Tree Protection Plan (TPP)

2.3

Our key information has been provided to inform any future proposed design, to ensure that the holistic welfare for all retained surveyed on site and off site trees can be appropriately considered and factored into and excluded from the proposed construction works the site. Retaining them as continued assets to the landscape, with their intrinsic amenity value and habitats preserved for the promotion of nature conservation.

2.5

Our Appendix B - Tree Constraints Plan will be used to inform our Arboricultural Impact Assessment (AIA). Our survey focuses on the location, condition, amenity and conservation benefits that the surveyed trees bring to their existing surroundings in a concise way.



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2.6

Our tree survey took place from ground level aided by the Visual Tree Assessment method. (Mattheck and Breloer, 1994) including tape measures and a tree diameter tape. No climbing inspection took place, but will be recommended where necessary in our separate Appendix A Tree Schedule. Matters of ecology and habitat classifications relating to the site have not specifically been addressed within this survey and we understand that this is being addressed by others.

2.7

Whilst our appraisal is not a tree risk assessment it nonetheless takes into account observed structural and physiological defects of the inspected trees. Management comments and recommendations for any relevant remedial tree works will be stated in full within our separate Tree Schedule (Appendix A) document. They are provided to address immediate tree hazards/conflicts and give consideration to the suitability of the trees within the context of the area being subject to construction activities.

3.0 Breakdown of Tree Survey table columns and their data

Recorded information within the Tree Survey Schedule table (Appendix A) includes:

- Each tree (or group of trees) given a reference number (T1, G3)
- The common and scientific binomial name
- Height (normally measured with a clinometer)
- Stem diameter is measured at 1.5m from highest adjacent ground level for single-stemmed trees, for multi-stemmed trees it is measured at the narrowest point above or below the stem union/s, depending on the height of such unions.
- Crown spread and clearance are measured at the 4 cardinal points, to the nearest half-metre.
- Age class is defined into 5 groups (+1): Y = young, SM = semi-mature, EM = early-mature, M = mature, OM = over-mature (and D = Dead)
- Comments – Relate to physiological and structural condition of the tree with regards to all relevant points of vitality, and form and value to the site and surrounding area. Also specific points of arboricultural, landscape, wildlife and conservation interest and value are assessed and recorded.
- Recommendations – Relate to the most appropriate course of action in terms of retentive worth, access facilitation and preliminary management works. Where appropriate this may make reference to tree surgery, sectional felling, stump removal and any future monitoring or remedial tree work recommendations which can include replacement planting.
- Cat. = Category, which summarises the overall quality and key features of the tree:

<u>Category</u>	<u>Subcategory (equally weighted)</u>
A = Trees of the highest quality	1 = Trees of mainly arboricultural value
B = Trees of good quality	2 = Trees of mainly landscape value
C = Trees of average/low quality	3 = Trees of mainly cultural/conservation value
U = Trees with a serious structural defect, severe/terminal disease or infection, or that are dead, which normally also pose a risk to public safety and should be removed.	

Trees that are predominantly of an individual arboricultural value are classed as '1'



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Those primarily of landscape value are classed as '2'

Trees mostly contributing conservation, historical and/or cultural value are classed as '3'

The subcategories are equally weighted. For example a B1 tree has the same value as a B3 tree.

- **Estimated Remaining Contribution (ERC)** – Relates to the estimated remaining useful lifespan of the tree within its current context to the surveyed site. Note that the tree will usually live well beyond this estimation, but its features and qualities dictate that the tree may no longer be worthy of retention when it reaches this stage. This is to assist the decision-making process when surveying a well-formed but short-lived tree, such as a for example. Age class ranges include 0 -10 years, 10-20 years, 20-40 years and 40 years plus.
- **Root Protection Area (RPA)** - denotes the area in m² that should remain undisturbed and protected prior to and during the process of construction and development, in order to protect the tree's future vitality and value. For the sake of on-site practicality, the RPAs stated in our survey are recorded as a radial distance that is to be measured from the centre of each tree stem outwards, to determine the proposed siting of the appropriate future tree protection measures, above and below ground level.

4.0 Site location, description of site trees

4.1

The site plot is located in a quiet rural location of Upper South Wraxhall, on the eastern side of this village, surrounded by extensive landscape views to the south. The detached dwelling and separate detached double garage are not overlooked and the buildings are set within a context of several average quality, non significant garden trees and mature mixed native and non native shrubs. Collectively these trees provide a localised green infrastructure setting to the property and subsequently we would suggest that no single individual tree should provide any particular constraint to the site's potential redevelopment, renovation and/or improvement.

4.2

Within our Tree Constraints Plan a total of eleven individual entries have been recorded, including:
Zero trees as Category A which would have been identified in **Green**,
1 No. Category B tree identified in **Blue**
10 No. Category C trees identified in **Grey**
Zero Category U trees which would have been identified in **Red**.

This excludes a number of mature shrubs which we have for clarity, identified on the TCP.

5.0 Site Photographs



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scene of extensive arboreal wisteria covering two trees. T.294 a mature Category 'B' apple tree and T.295 a Category 'C' holly which form a positive landscape character screening and conservation feature



Street

Off site Himalayan birch trees roadside not plotted on the site topo.

In close proximity to the garage which must be factored into any redevelopment of the garage



Mature garden shrubs interspersed with average quality Category 'C' trees of localised relevance. Providing an overgrown neglected landscape cover, perhaps too close to the property to be of any sustainable suitability to the site being redeveloped or renovated



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T. 297 mature garden apple tree with positive. main stem hollowing, providing character and landscape maturity, worthy of potential retention.



T. 299 a 'topped' beech tree that would revert to becoming a mature tree if considered for retention within a long term garden redesign.



T.297 Hollowing providing suitable habitat for nesting birds and other wildlife conservation benefits



Off site overhead 11kv transformer, to be considered when identifying sustainable landscape screening at an appropriate distance, for inevitable routine vegetation maintenance, including the over head cable itself.
T. 293 wild cherry pictured here on the left hand side

6.0 Arboricultural Impact Assessment (AIA) - Below and above ground constraints



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6.1 Effects of new buildings and or infrastructure on amenity value on or near the site

Currently at the point compiling this report, the provisional design layout sketches, concepts or renovation plans have not been shared for the property. Therefore once made available, the current production of our Tree Constraints Plan can positively be used to inform any evaluation process to redevelop or renovate the site with clear and concise information regarding the below grounds constraints of each trees, Root Protection Area (RPA)

6.2

Subsequently as guided by our client, the project appointed architect with Tree Parts in due course will be able to evaluate how the sites trees can be appropriately reviewed within the preparations for a workable future Tree Protection Plan and Arboricultural Method Statement, which we suggest could be stipulated as a planning condition by the LPA, as a pre-commencement condition to any approved development.

6.3

Design considerations for the facilitation of infrastructure including any hard surfaces, drainage runs, soak aways, cabling, ducting and any other services should be all be designed outside of the established RPA's of the sites on and off trees. In the case where this may not be practicable, Tree Parts will be able as required in addition to the scope of this report, identify additional information to provide a site specific Arboricultural Impact Assessment. This may include any points of potential 'Conflict' and corresponding potential solutions for their 'Resolution' to ensure the proposed works can be achieved without any significant adverse impact to any retained site trees.

6.4

While it is accepted that construction does bring the built and natural form into close proximity, these areas of conflict can be potentially addressed and managed.

7.0 Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS)

7.1

Within the context of any future Arboricultural Method Statement, consideration will need to be given for the appropriate designation of space, for on site 'working room' for the operation of plant and machinery to facilitate any development. Also for the managing the movement of spoil, allowing the access to and from site for building materials, designating space for the mixing/ storage of cements, and washing out of tools and equipment such as cement mixers. These such factors will need to take into account any incline of ground across the site and to determine how this may impact upon any and all relevant Root Protection Areas. (RPA)

Reason - This is to prevent the potential of 'run off' of any leachate that might enter into the trees vicinity, during the necessary handling and managing of such materials.

7.2



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We therefore in the context of cements/concrete use, would specify a minimum of 15m exclusion zone for any such construction should be established where practicable, and that these details should be incorporated and specified within any future Arboricultural Method Statement. (AMS)

7.3

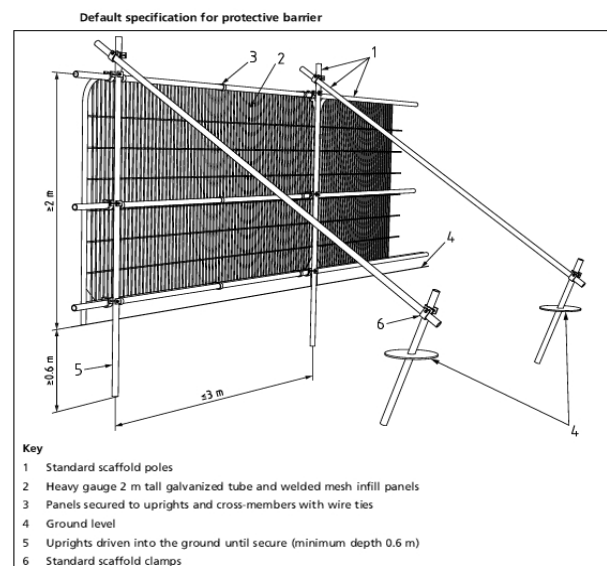
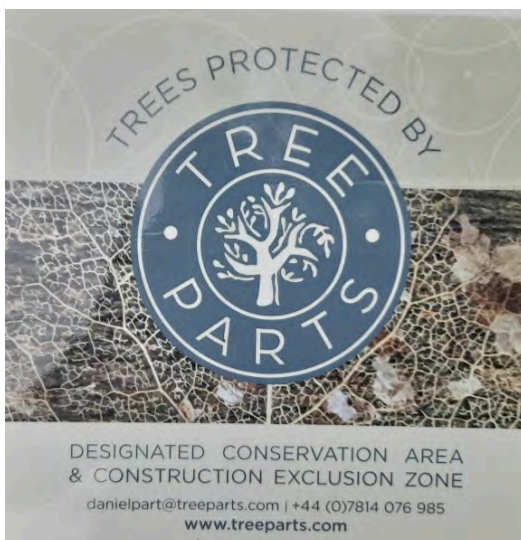
The AMS will specify what designated construction solutions are to be put in place, in keeping with recommendations of BS 5837:2012 and this will take into account the requirements of the retained trees health and vitality, in the context of the site becoming an area for redevelopment.

7.4

Also in keeping with BS 5837:2012 all weather notices as indicated below, must be fixed to the tree protection fencing, on the inside face of the weld-mesh in prominent locations, to inform all construction workers that the area surrounding the trees are within established positive Construction Exclusion Zones. (CEZ) Only in agreement with the LPA, managed by the sites appointed arboricultural clerk of works, will temporary adjustments be permitted for specific tasks, itemised in detail within the site Arboricultural Method Statement. (AMS)

7.5

The documentation of any such works can form a formal condition to any approved planning permission for the site and must be detailed within the AMS and TPP.



Tree Parts site signage and Figure 1: BS 5837: 2012 Standard Detail for tree protection measures

All specified fencing will remain in place until completion of all construction and only removed with the consent of the Local Planning Authority to permit the completion of the scheme.

7.6



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All tree protection measures should be regularly checked and maintained to ensure they are in the same alignment and condition they were installed in, and still provide the same level of protection intended.

7.7

Other than works detailed within the AMS or approved in writing by the Local Planning Authority, no works including storage or dumping of materials shall take place within the exclusion zones defined by the protective fencing or within ground protected Root Protection Areas

8.0 Legal Constraints

8.1 *Statutory wildlife obligations*

The Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000 provides statutory protection to birds, bats and other species that inhabit trees. All tree work operations are covered by these provisions, however Tree Parts is not managing the ecological side of this planning application. Therefore any site operatives must ensure that the subject trees (as well as the existing structures) are properly surveyed and all consequential works are carried out in order to fully comply with the Wildlife and Countryside Act and its amendments.

8.2

Anyone, who takes, damages or destroys the nest of any wild bird, whilst that nest is in use or being built, is guilty of an offence under the Wildlife and Countryside Act 1981 (as amended) therefore prior to commencing work, it must be confirmed by a suitably qualified person that that no nesting birds will be affected. All works must comply with British Standard No. 3998 'Recommendations for Tree Work' and all works should be undertaken by a competent and suitably qualified tree contractor.

8.3

Anyone who kills, injures or disturbs bats, obstructs access to bat roosts, or damages or disturbs bat roosts, even when unoccupied by bats, is guilty of an offence under the Wildlife and Countryside Act 1981 (as amended) the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats, &c.) Regulations 2007. Therefore prior to commencing work, it must be established that no bats or bat roosts will be affected. If it is suspected that a bat or bat roost is likely to be affected by the proposed works, immediate consultation must be made with Natural England (tel. 0845 6003078).

9.0 Summary

Our report is valid for a period of one year from the date of issue, 28 August 2025.



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10.0 General References/Standard publications

HMSO Wildlife and Countryside Act 1981 (and subsequent amendments).

HMSO Countryside and Rights of Way Act 2000

Mattheck, C. and Breloer, H. (1995). 'The Body Language of Trees'

BS 5837:2012 - Trees in Relation to Design, Demolition and Construction – Recommendation

BS 3998:2010 - Tree Work – 'Recommendations'

No.2 Diagnosis of ill-health in trees by R.G.Strouts and T.G. Winter - Department of Environment

Lonsdale, David (2013). 'The recognition of functional units as an aid to tree management, with particular reference to veteran trees'. Arboricultural Journal 35:4, 188–201

NJUG Volume 4 : 2007 'Guidelines for the planning, Installation and Maintenance of Utility Services in proximity to trees'

Treestats Arboricultural Consultancy. 2021 - AIA methodology of 'Conflict verses Resolution' methodology



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11.0 Random Forge, BA15 2SE Appendix A. BS5837:2012 Tree Schedule Surveyor DP 21.8.25

Tag No.	Species	Height (m)	Crown Spread	Dia. @ 1.5m cm.	Comments Condition Physiological & Structural	Recommendations	Est. Life Span. Age Class	Cat	RPA m.
291	Cypress Sp.	4	N 1.5 S 1.5 E 1.5 W 1.5	12	Insignificant entrance tree Poor & Fair	No works. Remove or retain as required	20-40 EM	C2	1.5
292	Cypress Sp	11	N 1 S 1 E 1 W 1	5	Insignificant entrance tree, Fastigate foliage to ground level Good & Good	No works. Remove or retain as required	20-40 M	C3	1.5
293	Wild Cherry <i>Prunus avium</i>	10	N 3.5 S 3.5 E 3.5 W 3.5	22	8m North east of 11kv off site over head transformer, beneath 240v overhead cable Fair & Fair	No works. Remove or retain as required	<40 EM	C3	2.4
294	Malus sp.	3.5	N 2 S 3 E 3 W 2	39	Positive habitat conservation features, including main stem hollowing. Contributes positively to the street scene. Good & Poor	No works. Retain where practicable	20-40 OM	B3	4.7
295	Holly <i>Ilex aquifolium</i>	6	N 2 S 2 E 2 W 2	14	Completely covered in long established arboreal Wisteria, creating an interesting garden feature	No works. Retain where practicable	<40 M	C3	2
296	Laburnum <i>Laburnum ana-groides</i>	7	N 3 S 3 E 3 W 3	21 22 19	Splits into three equal stems at 1m from ground level Drawn up narrow crown Poor & Poor	No works. Remove or retain as required	0-10 M	C2	3
297	Malus sp.	15	N 2 S 2.5 E 2 W 3.5	36	A squat broad spread tree for its height, with positive habitat conservation features, including main stem hollowing Good & Poor	No works. Monitor	20-40 EM	C3	4.3
298	Ornamental Cherry <i>Prunus</i> sp.	22	N 3 S 4 E 2 W 4	15	Wide spread very sparse canopy of narrow multiple stems Poor & Poor	No works. Remove or retain as required	10-20 M	C3	1.8
299	Beech <i>Fagus sylvatica</i>	7	N 2.5 S 2.5 E 2.5 W 2.5	38	Tree has been topped at 2.2m from ground level. Formed as a garden 'shrub' Good & Fair	No works. Remove or retain as required	<40 M	C2	4.5
300	Prunus sp. Damson	4	N 1 S 1 E 1 W 1	17	Degraded multi stem tree Good conservation feature with deadwood Poor and Poor	No works. Remove or retain as required	0-10 M	C3	2
446	Malus sp.	7	N 4 S 4 E 4 W 4	24	Open ground garden corner tree Good & Fair	No works. Remove or retain as required	<40 M	C3	4.8



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12.0 Key Terms of schedule

- ERC = Estimated Remaining Contribution – The approximate time, in years, that the tree should continue to give the values and benefits it currently provides to the immediate area.
- RPA = Root Protection Area, shown here as the radius of a circle set to become the Construction Exclusion Zone (CEZ) Which will be plotted on future maps (TCP, TPP)

All trees have been surveyed from ground level using the Visual Tree Assessment method (C. Mattheck and H. Breloer)

Terms of reference

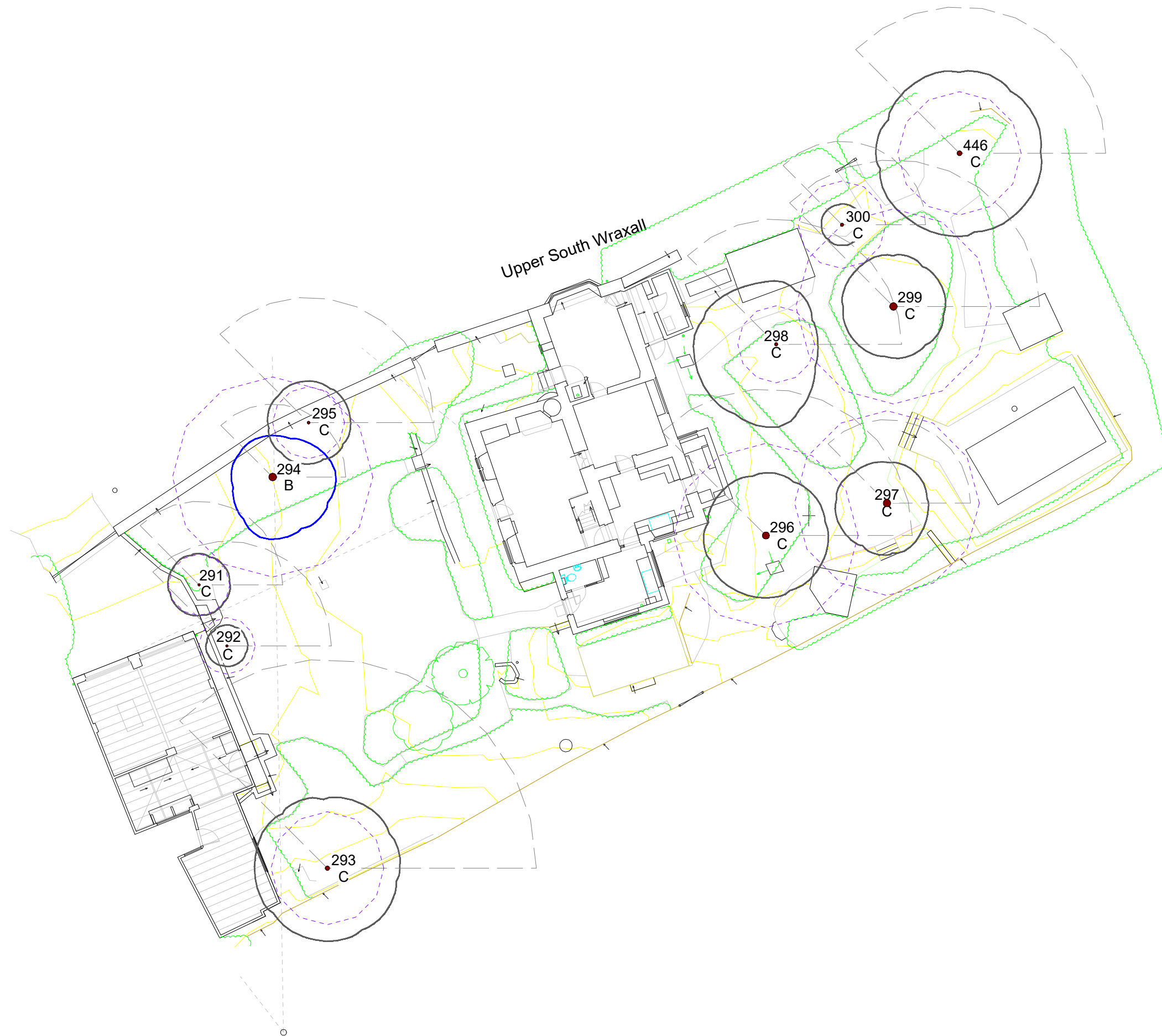
Trees are highlighted within our plan layout as radial protective distances surrounding each assessed tree. Each coloured circle relates to the individual Root Protection Area using the identification colours as per BS5827:2012 ‘trees in relation to design, demolition and construction.’

Root Protection Area (RPA) - denotes the area in m² that should remain undisturbed and protected prior to and during the process of construction and development, in order to protect the trees future vitality and value. For clarity and on-site practicality, the RPAs stated in our survey are recorded as a radial distance that is to be measured from the centre of each tree stem outwards, to determine the proposed sitting of the appropriate future tree protection measures, above and below ground level.

Category Tree Categories summarises the overall quality and key features of the tree:

- A** = Trees or groups of trees of the highest quality and are identified in **Green**.
Are in good structural and physiological condition.
Are expected to have a life expectancy of at least 40 years.
- B** = Trees of good quality and are identified in **Blue**
Those trees or groups which would be considered as a category a trees but which are of lower value, poorer structural condition, or which are expected to have a useful life expectancy of at least 20 years.
- C** = Trees of average/low quality and are identified in **Grey**
Those trees or groups which are of low quality and value, trees in adequate condition to remain until new planting is established or are young trees with a stem diameter less than 150mm in diameter. Expected to have a life expectancy of at least 10 years.
- U** = Trees with a serious structural defect, severe/terminal disease or infection, or that are dead, which normally also pose a risk to public safety and should be removed, are identified in **Red**.
Those trees or groups in such a condition, that any existing value would be lost within ten years and within the current context, should be removed for reasons of sound arboricultural management.

Sub Category	Inclusion Criteria
1	Trees that are principally of arboricultural value and merit
2	Trees that are principally of landscape value and merit
3	Trees that are principally of cultural, conservation, heritage, ecological value



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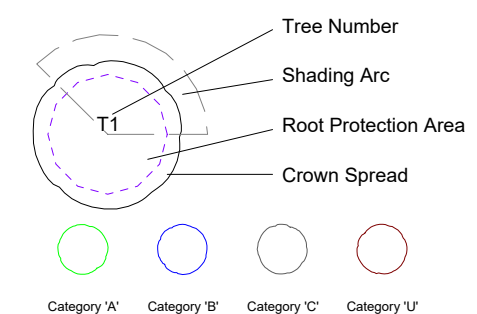
57 South Wraxhall, 'Random Forge'

Client: James Grayley Architects, Bath

Scale: 1 : 200 @ A4	Date: 27/08/2025	
Drawing: Tree Constraints Plan	Ref: TP_TCP_57SW_V1	

Map contains topographical data provided to us by the client.
Trees located by topographical data provided, or estimated.
Document prepared in colour - do not rely on monochrome copy.

Key



Bat Survey: Random Forge, South Wraxhall

Client James Grayley Architects
Reference J1133.009
Issue 1
Date 13 October 2025

Written by Alex Crossman

Crossman Associates

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Non-technical Summary

Background

In August 2025, Crossman Associates was commissioned by James Grayley Architects to undertake a bat scoping survey of Random Forge, Upper South Wraxall, Bradford on Avon, BA15 2RT (site Ordnance Survey grid reference ST 833 649).

The property is subject to substantial renovation works.

Methodology

The bat scoping survey included a thorough and methodical internal and external inspection for any evidence of roosting bats including droppings, feeding remains or actual bats. The building was also assessed for its suitability to support bats. Two additional bat activity surveys were also undertaken.

Results

The building is rural and lies adjacent to a country lane bordered by hedges. To the west is arable farmland and hedges, and to the north and east is the rural village of South Wraxall. The site occupies suitable bat habitat.

The house is considered to have moderate suitability for bats and an adjacent garage has low suitability.

Emergence surveys confirm likely absence of bats.

Recommendations

It is recommended that the development proceeds under a precautionary approach.

Low-level lighting.

New provision will be made for nesting birds.

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1. Background

- 1.1. In August 2025, Crossman Associates was commissioned by James Grayley Architects to undertake a bat scoping survey of Random Forge, Upper South Wraxall, Bradford on Avon, BA15 2RT (site Ordnance Survey grid reference ST 833 649).
- 1.2. The property is subject to substantial renovation works.
- 1.3. The objectives of the survey were to:
 - Make an assessment of the likely presence or absence of bats and birds
 - Identify any legislative or planning policy constraints relevant to the site
 - Determine the need for further surveys, compensation or mitigation

Site Description

- 1.4. Random Forge is a traditional two-storey dwelling with a separate garage. It has a large and mature garden.
- 1.5. The property lies on the eastern edge of the rural village of South Wraxall and is adjoined to the north by a country lane, beyond which is a residential dwelling. Further dwellings lie to the west. To the south and east is a large arable field with bounding hedgerows.
- 1.6. The wider landscape is rural and characterised by arable farmland with hedgerow networks.

Legislation

- 1.7. In the UK all species of bats are protected under the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species Regulations. Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat. Under this legislation the UK is obliged to fully take into account bats within the planning process and the level of bat activity on-site must be fully assessed prior to the assessment the planning application.
- 1.8. In Britain all wild birds are granted legal protection under the Wildlife & Countryside Act ((1981) (as amended)). This legislation protects the birds, their eggs and nests whilst being built or in use.

2. Methodology

Desktop Study

Data search

- 2.1. The MAGIC website was accessed to gain information on any statutory site designations within 4 km of the site that are designated for bats, and within 2km for other biodiversity.

National Planning Policy

- 2.2. National Planning Policy has been reviewed for policies that relate to nature conservation relevant to the site.

Field Survey

Bat scoping survey

- 2.3. The building was methodically inspected internally and externally for any evidence of roosting bats, including actual bats, droppings, urine staining and evidence of feeding activity such as discarded insect wings and cases.
- 2.4. The building was also assessed for its suitability to support roosting bats by considering several factors including whether bats can access internal and external voids within the building and whether these voids provide adequate protection and shelter for roosting bats. If the building is not confirmed as a roost, it is assessed from High to Negligible Suitability as follows;
 - **High Suitability** – many roosting opportunities. Buildings tend to be old, large and rural

- **Moderate Suitability** – some roosting opportunities. Building tend to be old, rural with some recent maintenance
- **Low Suitability** – few roosting opportunities. Buildings tend to be modern, urban and well maintained
- **Negligible Suitability** – insignificant roosting opportunities. Buildings tend to be small, modern, urban and very well maintained.

Evening emergence/ activity surveys

- 2.5. The surveyors were positioned so that all aspects of the buildings suitable for roosting bats could be observed. The Surveys were undertaken during suitable weather conditions. The emergence surveys commenced at 15 minutes before sunset and continued for two hours. All general bat activity on site was also noted.
- 2.6. Echometer touch, Peersonic bat detectors and IR cameras were used together with visual observations on flight patterns and feeding behaviour to aid identification to species level. Recordings of bat calls were made and later analysed using dedicated computer software Audacity and wildlife acoustics.
- 2.7. Survey work was completed by Alex Crossman (licenced), Fairbrass Knowles (licenced), Joshua Harris, George Hughes

Birds

- 2.8. The building was also inspected for the presence of birds including house sparrow *Passer domesticus*. The building was checked for field signs including nesting material, accumulations of droppings and/or pellets.

3. Results

Desktop study

- 3.1. The Magic website informed of one statutory site designation within 4 km of the site that is designated for bats:
- 3.2. Bath and Bradford on Avon Bats SAC – The nearest part is located 3.4 km to the north of the site at it's closest point. This SAC includes the hibernation sites of 15% of the UK Greater Horseshoe bat *Rhinolophus ferrumequinum* population. Small numbers of Bechstein's bats *Myotis bechsteinii* have also been recorded hibernating in abandoned mines in this area. Lesser Horseshoe bats *Rhinolophus hipposideros* also use the site.

Field survey

- 3.3. The building is described in the table below and photographic reference can be found within Appendix I.

Feature	Feature Description	Bat suitability
Overview	The property is a two-storey dwelling with an additional storey of accommodation within the loft space. The building is constructed of painted masonry, with no significant cracks, holes, or signs of subsidence within the external walls. Dormer accommodation has been added, featuring modern hanging tiles that fit tightly together, although there are potential gaps at the bases and small gaps where tiles meet uneven surfaces (refer to photographs). These dormers are present on the south and east elevations.	Moderate Suitability
Exterior	There are no significant cracks, holes, or signs of subsidence within the external walls. Dormer accommodation has been added; these areas are finished with modern hanging tiles that fit tightly together, although there are potential gaps at the bases and small gaps where tiles fit over uneven surfaces (see photographs). The dormers are present on the south and east elevations.	
Interior	The property is not currently occupied, but all living accommodation is well sealed and finished to a usable standard. There is no traditional loft space, as the loft area is converted to accommodation with exposed timbers. The crawlspace and any roof voids above purlin height are sealed, with no manholes or access cupboards present.	

Roof	The roof is clad with a combination of Cotswold-style stone tiles on the west elevation, which are uneven and have small gaps. The north and east elevations are clad with double Roman clay tiles, which are uniform and tightly fitted, with the eaves course packed with concrete and cement, leaving no gaps. The roof is lined with a combination of plastic soffits, which are well-sealed and in good condition, and traditional wooden soffits, which show signs of deterioration and have some small gaps (refer to photographs). The verges of the main roof have coping stones that are tightly seated on the gable apex. The eaves of the main roof are open, and it appears that the roof tiles sit directly onto the wall plate, where some potential gaps are present. There is a single chimney, which is in good condition; however, there are potential gaps where the leadwork runs unevenly over the stone tiles.	
Garage	The property also includes a separate double garage, constructed of rendered concrete, with walls in good condition. The soffit boxes are timber, also in good condition, with no holes or cracks. The garage roof is covered with stone tiles that have some gaps and evidence of spalling or potential access points	Low suitability

Emergence survey

3.4. The dwelling was subject to a two emergence surveys and the garage was subject to a single emergence survey.

3.5. The table below details the results of the surveys.

Table 2; Bat emergence table

Survey Date	27/08/2025	24/09/2025
Survey Conditions	Cloud: 0% Weather: Dry Wind level: 1 Start temp: 20°C End temp: 19°C Sunset time: 20.07	Cloud: 0% Weather: Dry Wind level: 1 Start temp: 12°C End temp: 12°C Sunset time: 19.08
Structures	House and garage	House
Emergence survey	No emergence	No emergence
General bat activity. Non emergence	20.25-20.50: regular common pipistrelle activity in garden around house and along adjacent lane 20.40: noctule pass over site 21.00: serotine pass along adjacent lane 21.00-end: occasional common pipistrelle activity.	19.18: common pipistrelle pass 19.30: common pipistrelle – frequent activity 19.40: serotine pass to north of house 19.50: common pipistrelle – regular activity 20.00: serotine pass along adjacent lane

Evaluation

- 3.6. The building occupies a rural location with a mature garden and surrounding farmland. The wider landscape is mixed farmland with hedgerow networks and small areas of woodland. The building therefore occupies good bat habitat.
- 3.7. The house has a small number of potential abiotic roosting features for bats. The tiles are generally well fitted but have some small gaps. The wooden soffits have some small gaps. The leadwork around the chimney has some potential gaps where it runs over the roof tiles. The garage of the property also has some gaps between the roof tiles.
- 3.8. No evidence of bat activity was recorded during the daytime scoping survey.
- 3.9. Overall, the dwelling is considered to have moderate suitability for roosting bats and the garage has low suitability.

Emergence survey

- 3.10. **During the bat emergence surveys, no bats were recorded either exiting or entering the dwelling, which confirms likely absence of roosting bats.**
- 3.11. During the survey common, soprano pipistrelle and noctule bats were observed/heard foraging around the garden trees. The garden combined with neighbouring and similar gardens are considered to provide a useful foraging resource for local bats.

Bath and Bradford on Avon SAC

- 3.12. There are no potential roosting opportunities on site for bats associated with the SAC, and the habitat present is not considered to offer any significant value to these species. **The development is therefore not considered likely to have any significant impact on the SAC.**

4. Recommendations

- 4.1. The recommendations in the paragraphs below are provided to help ensure that wildlife and important ecological features are protected during the course of works. Recommendations also set out mitigation measures to minimise harm where this cannot be avoided and provide compensation measures to allow the proposals to meet current legislative and planning policy objectives.
- 4.2. The Natural Environment and Rural Communities (NERC) Act (2006) states that a public authority must 'in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity; Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.
- 4.3. The NPPF (2024) states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Species recommendations

Bats

- 4.4. All bats within the UK are fully protected under the Wildlife and Countryside Act as Amended and the Conservation of Habitats and Species Regulations. Under this registration there are strict liability offence to injure or destroy a bat or to disturb, damage or destroy the resting place (roost) of a bat. Under the Bonn Convention, the UK is obliged through the planning system to protect important bat habitats.
- 4.5. The level of survey work is adequate to confirm the status of roosting bats on site, and it is not considered necessary or beneficial to undertake any additional survey visits.

- 4.6. Due to the transitory nature of bats, there remains a small possibility that bats could be encountered during the works; therefore, all works must proceed under a precautionary approach and it is recommended that the building contractors are provided with a toolbox talk prior to works.
- 4.7. Tiles and roof panels will be removed in a vertical rather than horizontal sliding motion. Soffits and masonry will be dismantled using a 'soft' approach taking care with cavity walls where present. All site workers will be vigilant at all times and in the very unlikely event that a bat is found, then works must stop immediately and advice should be sought from a suitably qualified ecologist.

Lighting

- 4.8. The site lies near to ancient woodlands, these habitats are likely to support a number of species of bat; typical species that would be likely to be present include common pipistrelle and soprano pipistrelle, therefore any exterior lighting that is to be employed should be of the modern LED-type and should take into account the presence of bats and avoid over illumination of the garden, trees and adjacent properties. This can be achieved by using directional lights and or cowl.

Hedgehog

- 4.9. In the UK hedgehogs are listed on schedule 6 of the Wildlife and Countryside Act (1981) as Amended which makes it illegal to kill or capture wild hedgehogs. Hedgehogs are also listed as a species of 'principal importance' under the Natural Environmental and Rural Communities Act 2006, which is meant to confer a 'duty of responsibility' to public bodies.
- 4.10. Excavated holes and trenches on building sites have the potential to trap wildlife including hedgehogs leading to the potential suffering and death of the animal (s) particularly if they become filled with water.

- 4.11. If during the development excavated holes / trenches are likely to be left open, then timber builders' planks should be fitted as ramps to enable any wildlife including hedgehogs a means of escape.

Biodiversity enhancements

Birds

- 4.12. During the construction phase of the works, there is an opportunity to incorporate inexpensive ecological enhancements that aim to increase the biodiversity of the site.
- 4.13. Swifts (*Apus apus*) are a declining species in the UK, largely due to the loss of suitable nesting sites in modern and renovated buildings. To support local biodiversity, fulfil policy objectives and contribute to swift conservation efforts, it is recommended that
- 4.14. At least one swift nest box be installed on the new extension.
- 4.15. The nest box should be positioned at least 4 m above ground level, under the eaves or on an appropriate sheltered wall, with a clear flight path and minimal disturbance. Ideally, the box should face north or east to avoid excessive heat exposure.
- 4.16. For a long-term, low-maintenance solution, we recommend incorporating the Action for Swifts S Brick into the development. The S Brick is a discreet, integrated nest box designed to be built directly into the structure of the building, providing a secure and permanent nesting site without affecting aesthetics or maintenance requirements. Models can be found on www.actionforswifts.com.

5. Limitations

- 5.1. This report records wildlife found during the survey and anecdotal evidence of sightings. It does not record any plants or animals that may appear at other times of the year and were therefore not evident at the time of visit.
- 5.2. This report represents a preliminary assessment only. Recommendations and conclusions are subject to change should further findings significantly differ from those collected from the survey efforts to date.
- 5.3. The advice contained in this report relate primarily to factual survey results and general guidance only. On all legal matters you are advised to take legal advice.

6. References

Bat Conservation Trust (BCT) *Bats and Lighting in the UK* BCT

HMSO (1981) *Wildlife and Countryside Act 1981 (and subsequent amendments)*. HMSO

HMSO (1995) *Biodiversity*. The UK Steering Group Report

Joint Nature Conservation Committee (JNCC) *Common Standards Monitoring Guidance for Reptiles and Amphibians* (2004) JNCC

Mitchell-Jones, A.J (2004) *Bat Mitigation Guidelines* English Nature

Mitchell-Jones, A.J, & McLeish A.P. (2012) *The Bat Worker's Manual* (4th Edition)

Multi-Agency Geographical Information for the Countryside (MAGIC)
Website at www.magic.gov.uk

Stace, C. (1997) *New Flora of the British Isles 2nd Edition*. Cambridge University Press

TSO (2012) *National Planning Policy Framework*. TSO

TSO (2006) *Natural Environment and Rural Communities Act* TSO

Appendix I – Site Figures



Site location

Client James Grayley Architects

Title Location plan

Site Random Forge

Figure 1

Date 13 October 2025

Scale 1:25,000



Appendix II – Site Photographs

Photographs 1- 3



Photograph 1:

Exterior of dwelling. Principle, west elevation of dwelling



Photograph 2:

Side (southern elevation)



Photograph 3:

Rear (east elevation)

Photographs 4 - 6



Photograph 4:

Detail showing hanging tiles on dormer window. Tiles are generally sealed but there are gaps above window.



Photograph 5:

Hanging tiles on side and rear elevations are generally well-sealed



Photograph 6:

Small gaps where hanging tiles join roman tiles

Photographs 7 - 9



Photograph 7:

Soffits and barge boards are generally well-sealed.



Photograph 8:

Internal attic is converted with inaccessible crawl spaces and voids above purlins.



Photograph 9:

Garage



Appendix III– Information Sheets

Bat Habitat Suitably Criteria

Bat Roosting Suitability	Criteria	Survey requirement to prove likely absence
Negligible	Negligible habitat features on site likely to be used by roosting bats.	No further survey work required
Low	A building, structure or tree with one or more potential roosting sites that could be used by individual bats opportunistically; however, these possible roost sites do not provide enough space, shelter, protection and/or suitable surrounding habitat to be used by large numbers of bats and are unlikely to be suitable for maternity or hibernation roosts.	One activity survey
Medium	A building, structure or tree with one or more potential roost sites that could be used by bats due to the size, shelter, protection, conditions and surrounding habit, but is unlikely to support a roost of high conservation status.	Two activity surveys
High	A building, structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Three activity surveys

Survey requirements are taken from Bat Surveys for Professional Ecologists: Good Practice Guidelines (2016), which is the recognised industry standard guidance used by local planning authorities and other statutory consultees.

Information sheet Artificial bird nesting boxes for Buildings: Swifts, house martins and house sparrows



Habibat house
sparrow nest box



Vivara woodstone sparrow
nest box; suitable for both
integral fitment or surface
mounting

Ibstock Swift boxes are also suitable for house sparrows. Can be customised to suit any exterior finish. Site boxes under eaves, away from windows and direct sunlight.

Sparrow boxes should be grouped together and be at least 2 m of the ground. The boxes can be also be sited on gable walls. At least 3 per averaged size house.

Swifts boxes should be at least 5 m above the ground with an clear un-obstructed flight path.

Schwegler house martin box model 9 b double is a suitable box for house martins and can be used to encourage the uptake of a building by this species. The boxes can be attached to the exterior walls in a sheltered position; ideally beneath the eaves. At least two sets should be placed on an averaged size house.

Ibstock Box



Schwegler model 9b