

2 – 3 BENCES LANE CORSHAM WILTS SN13 0DD

DESIGN AND ACCESS STATEMENT

**Creating first floor link, further minor alterations
and linking together outbuildings**



2-3 Bences Lane

February 2026

Project ref 2601



This application falls into 3 parts:

1. To create a link between the two separate areas of the cottage at first floor and resultant alterations
2. Further minor alterations including additional light into the back side of the cottage
3. Link together the garden room and small outbuilding to create some small Ancillary Accommodation.

1. Creating new link at first floor

The survey drawings and an internal inspection of the cottage will clearly illustrate the day-to-day difficulty of living within this lovely cottage. Whilst the bedroom above the Kitchen does contain a perfectly reasonable en-suite, there is no door between the kitchen and Bedroom 1, providing limited privacy. In addition, the circulation between the upstairs rooms for basic activities such as bed changing, laundry, cleaning etc is made much harder, since it all involves going up and down 2 sets of stairs. Finally, Bedroom 1 (over the kitchen) is detached from the main body of the cottage and those sleeping there, effectively separating parents from their children.

The proposal shows Bedroom 2 being slightly reduced to create a corridor, with the existing stud partition removed within the lobby at the top of the original stairs, but the bedroom (2) door opening retained. The main issue we can foresee is the careful cutting of the lower tie beam. The other trusses within this section of the cottage do not have this feature and raised ties have been installed as does the truss between the two areas.

Below are a series of photos showing the internals of the cottage where the alterations are proposed.



The principal truss within Bedroom 2 with its raised collar is shown above the Mont Blanc picture, the outline of the adjoining lower roof is visible within the plasterwork, and the lower tie is just above the bedhead. Photo from Section AA side of the dividing wall



Another photo within Bedroom 2 from Section AA side of the dividing wall, with the lower tie partially concealed by the built in cupboard, the proposed opening is behind the chest-of-drawers. Note this is the cupboard to be copied to form new within Bedroom 1.



Within the kitchen area there is a modern interpretation of an older style stairs, which passes across the main window to the rear of the cottage, both denying light to the room as well as clearly saying 'I am not an original stairs'. The downstand beam is on the line between the two areas to be connected. The removal of the stairs will allow the kitchen to function more efficiently, as it creates a restriction around the dining area, and items such as the fridge are not within the main body of the cooking area.



Stairs awkwardly located within the kitchen



View from Bedroom 1 above kitchen, showing the stairs emerging from the kitchen, and the wall through which the new opening is proposed



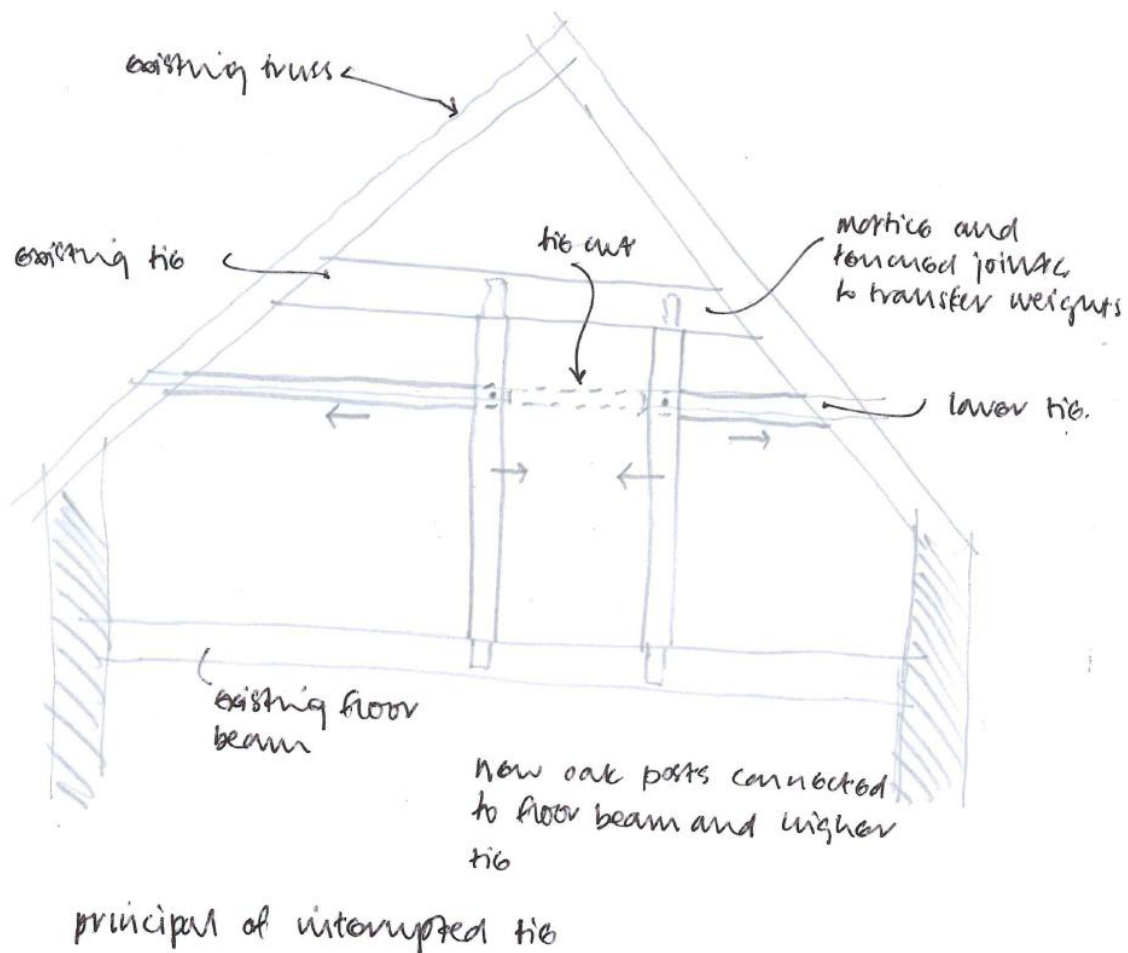
The alteration will require the removal of the modern partitioning within Bedroom 1 to the fitted cupboard within the room, as the proposed door opening come partially through the rear wall

The section drawing 2601.P21 shows the proposed structural change and locations of the opening.

The roof and end gable wall at this point are remarkably slender, as discussed within the Historical Assessment, and considered to be studwork infill with stone tiles hung externally as weatherproofing. There is not considered to be a great deal of weight on this line, other than from the purlins and main roof tiles.

The tie that requires cutting, is on the end Bedroom 1 side of the junction, and we believe it is tying the Bedroom 1's roof, and not the main cottage roof. Nonetheless it is doing a job of preventing spreading of the roof.

Below is a sketch showing the principal of interrupting or cutting the tie beam and how the loads are redistributed to tie beam and floor beam:



It is clear from the historical assessment that this cottage has undergone a great deal of alteration and change in the past, leaving it with its present rather disconnected form. The alteration that provided Bedroom 1 has been semi-successful in creating the room and space, but has not really worked that well from an integrating point of view, leaving the present cottage somewhat compromised. The proposal to connect across at first floor level is another stage in the evolution of the building and will have no effect on the external appearance of the cottage, but will enhance the experience of living within it.

2. Further minor alterations including additional light into the back side of the cottage

From the survey drawings, we have been able to superimpose the roof profile over the first floor to gain a better understanding of how the neighbouring roof joins to the back side of the cottage.

There is a long lead valley gutter between no's 2 & 6 which is barely visible from the green opposite the cottages. The bathroom already has a Conservation rooflight, but we would like to increase this to 2no. Since the first is not visible, it is not thought to be contentious.

In addition the original stairs are really quite dark, being a good distance away from the front elevation of the building. The proposal here is to introduce a pair of small sun tubes over the rear roof slope and to flex the tubes within the roof void so the light is delivered over the stairs and the new passageway to the proposed new first floor opening (see 1.)

The sun tubes to be sighted over the rear slope of the cottage where they will be least seen from a public viewpoint, the flexible tubing will allow the light to be directed to where it is required. We consider this to be a minimal intervention which will provide improved natural lighting within the cottage.



Example of sun tube let into a slate roof

In addition the boiler to be relocated into a new cupboard built to match closely with that currently within the bedroom. The flue will be discretely positioned on the rear side of the cottage, and current flue removed and hole made good with small piece of salvaged stone.

3. Link together the garden room and small outbuilding to create some small Ancillary Accommodation.



Outbuildings within rear garden area

To the rear of the cottage are a pair of outbuildings. In the far corner is the older which was quite possibly an old privy and store shed, whilst the more recent Garden Room was constructed within the past 20 years. The latter has been the subject of a planning application, regularising its construction.

The new owner would like to link the two outbuildings to provide some ancillary accommodation to allow for some overflow space when family and friends visit. The ancillary accommodation will provide both guests and family with some independence over night, offering very simple sleeping and relaxing space.

The proposal as shown within drawing 2601.P31 shows the link being of 'solid' construction to the rear using natural stone and matching clay tiled roof, and the front with a glazed roof and full height glazed screen. This to demonstrate the sequence of construction as well as to maximise light into the spaces. The joinery screen to be painted to match with the current colour scheme.



The link is very modest in scale, but the current smaller outbuilding will neatly convert into a shower room to provide the 'en-suite' facilities required for sleeping and changing. The meals will take place within the main cottage.

Access

The access arrangements to the cottage will remain unchanged, with both vehicular and pedestrian from Bences Lane.

Conclusion

The above proposals represent another 'natural' step in the evolution of this cottage. As demonstrated, the cottage has successfully adapted to a number of changes over the years, most of them well before its listing status was introduced.

In my opinion this defines the very nature of a successful building; the ability of the building to alter and adapt to changing requirements and layout, as needs require.

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