

The Martins

35 Whitehill, Bradford-on-Avon, BA15 1SQ

Design and Access Report

Contents

1. Introduction
2. Existing House
3. Local Area
4. Recent planning history
5. Proposals
6. Materials
7. Land swap with neighbours
8. Access and Parking
9. Garden and Landscape
10. Water and drainage
11. Bins and Bike storage
12. Summary

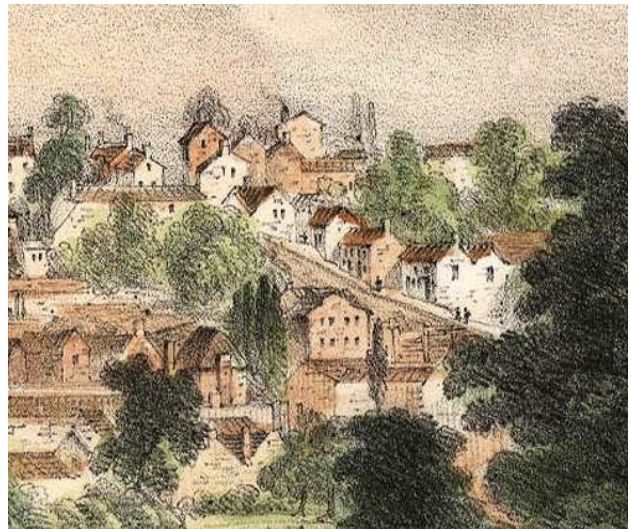
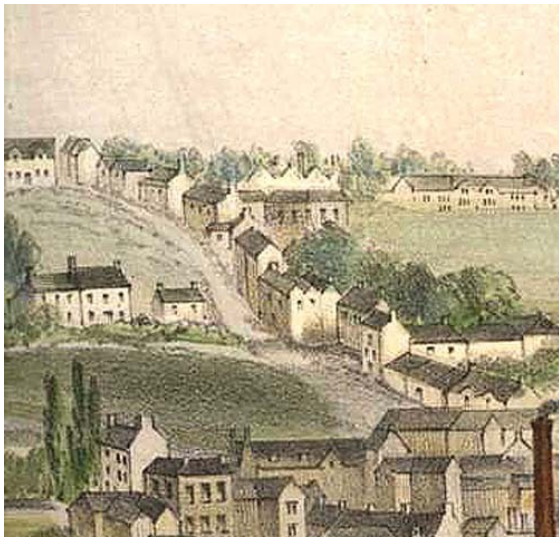
1 - Introduction

This application is for the alteration and extension to the property at 35 Whitehill, Bradford-on-Avon also known as The Martins. The full planning application is for the front two storey and single storey side extensions, renovation of the original and internal alterations to the property.

The application also covers the change in the number of self-contained units from two to one and a small land and property swap with adjacent property at number 34 Whitehill.

Discussions and agreement in principle have taken place with the owners at 35 Whitehill Lane regarding the land swap and is indicated on the application documents as part of this planning application.

A previous planning consent ref PL2025/05676 granted permission for a similar but smaller two storey side and front extension and change in the number of residential units.



Paintings of Whitehill by Mrs Elizabeth Tackle 1850, possibly with 'Martins' at the top of each image

2 - Existing House

The original property known as Martins, is thought to have been built in the early 19th Century around 1820. Originally known as Kingsfield, the double fronted house was built by and lived in by the builder and stone mason, Jeremiah Batten.

The house built of local ashlar limestone, often called Bath Stone, possibly from quarries on Whitehill itself, and was built as a large double fronted detached house on a large plot of land with fields to the south and East of Whitehill.

The house originally included a large two-storey wing to the North of the existing house which was demolished since the 1040's probably during the post war years as vehicular access was created to the North side of the house.



Photograph of Martins, originally known as Kingsfield, thought to been taken by the chemist Richard Christopher in 1936 with Christ Church in the back ground to the left

source Brandford-on-Avon Museum

Access to the property has always been form Whitehill and was originally to the front south facing elevation along a narrow foot path running against the south elevation of 35 Whitehill.

The property is generally a two-storey domestic scale residential property with shallow pitched roof to the original part of the house and flat roofs behind perimeter parapet walls. The external ashlar built of local ashlar stone of varying quality. The South elevation is generally in good condition albeit for localised deterioration but the elevations to the east, West and North are in poor condition.

The house has a small basement beneath the room to the South East corner and various workshops, conservatory and storage rooms to the West side connecting to 34 Whitehill.

The adjacent property at 34 Whitehill was originally two cottages but is now one. Much of the footpath in front of 34 Whitehill still remains and steps and gate including front door bell still exist as

access to 35 Whitehill. This right of way still exists but will be extinguished as part of the land swap between 35 and 34 Whitehill.

The pathway leading to the property gave access to the front of the house and the main elevation was designed to address this access point and face south looking over the extensive gardens sloping away from the house and giving views across the town of Brandford-on-Avon.

There is also access to the north of the property possibly originally as pedestrian access but now widened and graded to give access to number 35 and 34 Whitehill for vehicles, servicing and emergency access. This driveway belongs to number 35 Whitehill but access is allowed to adjacent properties at number 34 and 29 for vehicle access via a formal right of way provision.

The original house was altered in the late 19th Century and two large bay windows were added to the front of the property. Further side and rear extensions both single story and two-storey have been added over the years including garaging and garden structures.

Details have also changed to the elevations including raised parapet walls to the east west and North elevations and two-story extensions to the North façade thought to have been added in the 1950's

As the original access has reduced, the main access is now at the North side of the property. This gives an opportunity to provide a new and suitable formal front door and elevation to the North elevation. This application seeks to address this with a new proposed front elevation and entrance to the house.



Aerial photograph 2024



South elevation 2024



West elevation 2026



East elevation 2024



East elevation 2026



North elevation 2024

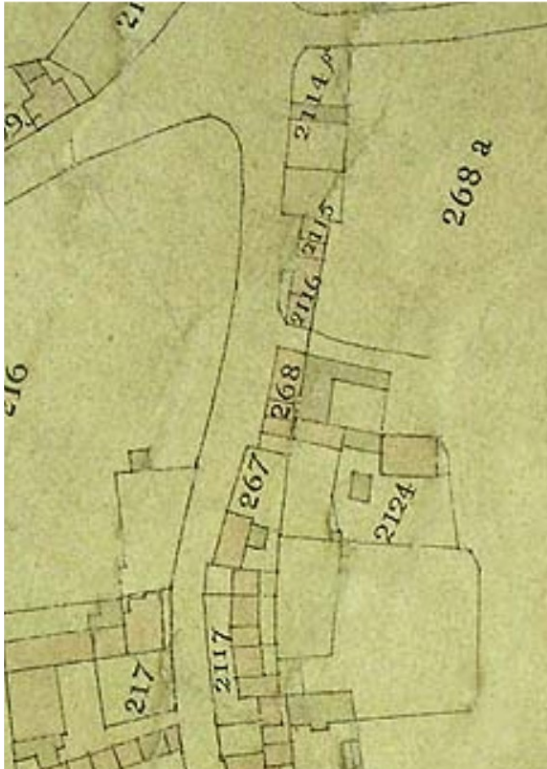


North elevation 2026

3 - Local Area

Whitehill is a one of the original main routes into Bradford-on-Avon leading into the centre of the town at Silver Street from the North. Heading out of town the road turns into Sladesbrook toward South Wraxam and Atworth.

There is evidence of a small quarry mine off Whitehill typical of the local area which produced Fuller's earth.



Map dates 1811



Aerial photographs dated 1930

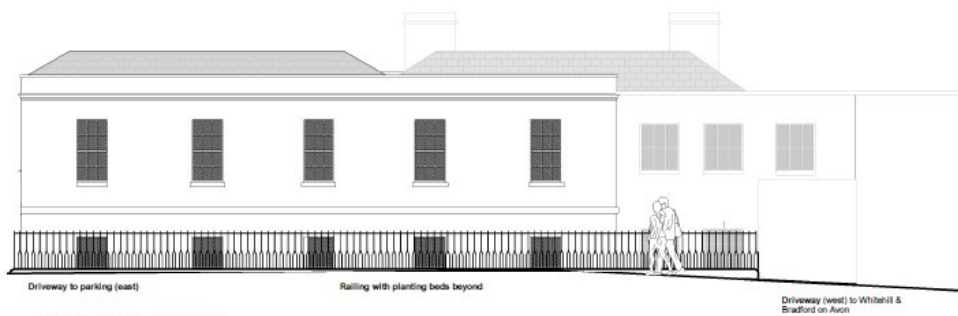
The road is lined with small cottages, many of which still exist today albeit many of them having been modernised and extended, often with the smaller cottages being combined to make larger homes. Several of the number of properties no longer exist which would indicate that properties have been combined over time.

Many of the original cottages would probably have been workers cottages relating to the local mines and quarries and for the local wool and cloth mills. Many of the properties remain small and Martins at number 35 Whitehill is one of the larger properties along the street and indeed to the local area of Bradford.

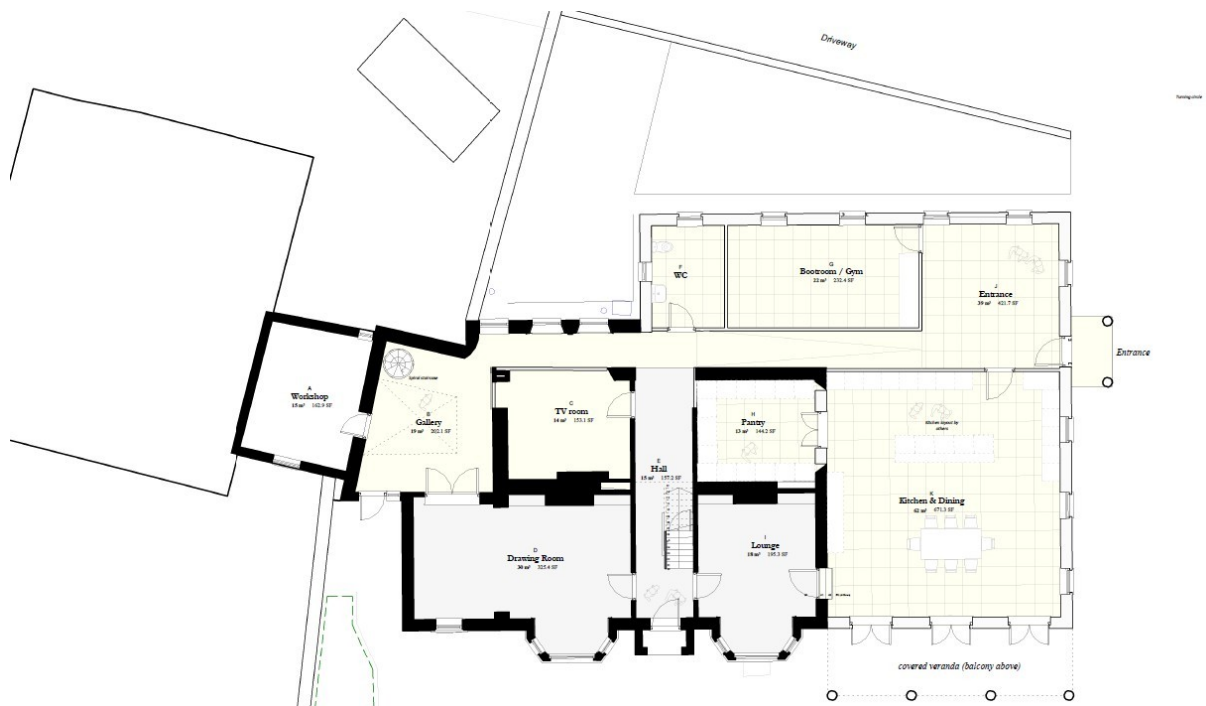
4 - Recent planning history

Full planning consent was granted in August 2025 ref PL2025/05676 for the demolish of the two-story wing to the north, change from two residential units to one, side and front two-story extensions and internal renovations.

Work has taken place to demolish the north wing and internal alterations including new windows, roof works and ground works for the side extension.



Previous planning consent – elevations



Previous planning consent – ground floor plan



Previous planning consent – first floor plan

5 - Proposals

The new proposal provides a slightly smaller two-story extension to the north and a single-story extension to the East instead of the previously consented two-story extension. The approach to the design is more sympathetic to the original house and provided for a new main entrance to the North which is now the main approach and access off Whitehill.

The design of the North elevation respects the proportions, window positions and detailing of the original house and creates a balanced symmetrical façade which is much more welcoming to the visitor, providing both hierarchy and entrance statement appropriate for such a large house.



Sketch of the new front entrance on the North side of the house

Internally, the alterations to the existing house and repositioning of the rooms and circulation provide for a much more comfortable flow within the property. The spaces are efficient and well-proportioned for modern living and while respecting the design and proportions of the original house.

The proposed side extension is single story and sits as a contemporary addition complimenting the original house. The large mainly glass extension provides a large and open plan kitchen and family living area which addresses the gardens to the South and east and allows for views out across the worn and the Mendip Hills beyond.

This modern extension is contemporary to its time, just in the same way that the original house was modern and contemporary to its time approximately 200 years earlier.



Sketch of the South-East corner of the extension with the original house



Examples of contemporary tall glazed windows and overhang roof

6 - Materials

The new extension will be built of traditional block cavity wall construction finished in render to the East, North and West in a colour to match the ashlar limestone on the original property. Details to the cornicing and coping to the parapet walls around the perimeter of the new extensions will be in ashlar limestone to continue the details on the original South Facade of the property.

The new windows to the two-storey extension will be of high-performance timber double glazed and painted white to match the original. The front porch will be built of local ashlar limestone to match the original detailing of the house along with central gabled pediment and arched window lintel.

The large sliding doors to the single-story extension will be double glazed with fine narrow aluminium frame in dark bronze colour to complement the ashlar limestone and coloured render walls.

The roof to the tow story extension will be grey coloured single-ply membrane which will not be seen from the surrounding properties or public highway due to the perimeter parapet wall hiding the flat roof.

The flat roof to the single-story extension will be covered with a green or sedum roof throughout. The edge and soffit detailing will be in bronzed copper including rain water pipes and visible hoppers to the original and extended roof above the two-storey extension.



Images of typical ashlar limestone



Images of modern glass extension with sliding aluminium full height doors, Virginia Water by ME architects 2015



Typical Sedum green roof



Bronze roof edge/ rainwater goods

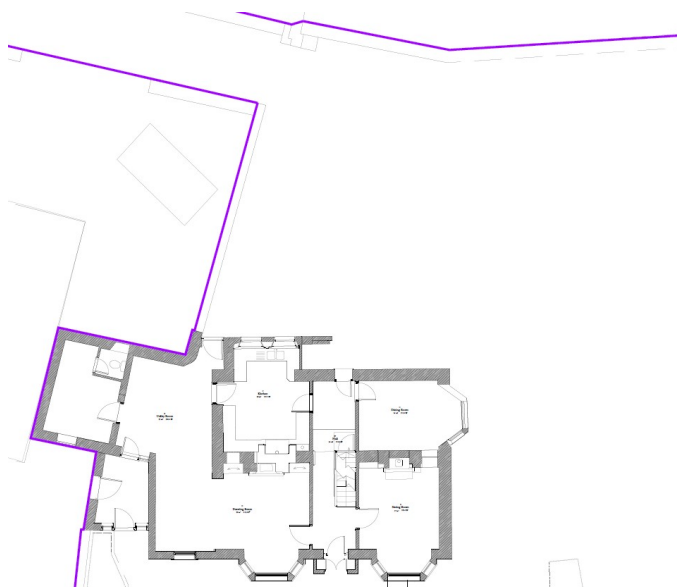
7 - Land Swap with Neighbours

The applicant is in discussion with the owners of the property immediately adjacent to the application site about a land swap.

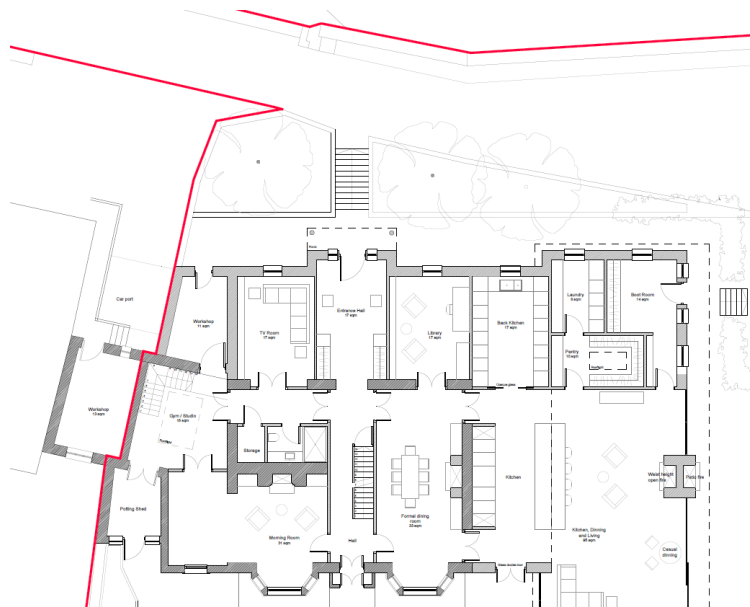
This swap will involve the existing single-story workshop which links to the two properties with land to the north. This will disentangle the two properties and create a clear line between the two, separating drainage and rain water goods, extinguishing right of access to the South and providing better parking provision for 34 Whitehill.

The plans below show the existing and proposed land swap in relation to the exiting position and the proposed extension to 35 Whitehill.

The owners of 34 Whitehill are fully aware of this application which currently sits on their land and the appropriate certificate of land ownership has been issued.



Plan showing existing boundary line



Plan showing proposed boundary line

8 - Access and Parking

The current property at 35 Whitehill has parking provision for numerous vehicles with driveway and garaging for up to 6 car parking spaces on the site. This will remain the same for the proposed scheme as part of this planning application.

The driveway will be designed to allow all vehicles, including cars, delivery, servicing and emergency vehicles to enter and leave the site in a forward direction.



aerial view of original parking area to east of the property

9 - Garden and Landscape

The gardens at the property which cover an area of approximately 1 ½ acres are mature and extensive. Formal terraces gardens running south of the house have been well developed, stocked and maintained over many years and these will remain intact and will be refreshed.

Areas to the East of the house have become overgrown and neglected in parts. Large and overgrown leylandii trees have dominated parts of the garden and created dead ground beneath them. These trees have also blocked light and views to adjacent properties. These have been removed.

There has been no garden to speak of on the North side of the house and the intension is to create a formal hedged garden to the main entrance and new trees and hedging to screen off parking areas from the rest of the gardens.



Photographs of the gardens

10 – Water and Drainage

Surface water run-off and rain water run-off will continue to use the existing drainage system which connects directly to Whitehill.

The new flat roof to the single-storey extension will be a green or sedum roof which will also act to absorb and utilise rain water at roof level. This will mean less rain water will enter the existing system exiting the site into the drains on Whitehill.

Elsewhere, rain water will be collected and stored for garden irrigation using various water storage systems such as rain water butts and storage tanks below the ground in the garden. This will further reduce the surface water run-off into the existing drainage network.

11 - Bins and Bike storage

Storage for dustbins, recycling and bikes will be provided on the property in purpose-built structures with doors and roofs. Bins will be put out for collection on refuse collection days as is currently the case.



Example of bespoke storage for dustbins, recycling and bikes with green roof and secured doors.

12 – Summary

The proposed extension and renovations at Martins will create an updated and modern home within fabric of the existing building and the new extensions. This will prolong the life of the house while bringing the layout and servicing up to date for us by future generations.

The design respects the original South elevation, repairing and sustaining the original stonework, detailing and overall character of the building. The new extension to the building at the new North side of the property will create a new front facade which is welcoming and appropriate to a house of this size.

This new formal elevation will take much of the creature and detailing from the original south facade without overbearing or replacing it. This new elevation will make the new front door to the property but remain subservient to the original house.

The proposed single story side extension will be of a modern crisp contemporary design and detailing which will contrast and compliment the original form and massing of the original house. The mainly glass extension will be light and open addressing the south and East parts of the garden, creating a much more connected relationship between the inside and outside spaces.

This large open plan space inside and the large windows allowing view into the garden and the views out across the town and hills beyond are about contemporary and sustainable living in a large family with an extensive house.

Overall, the proposal will bring life back into the existing house, modernising and restoring the fabric and layout for modern life while respecting the original character of the building and complementing it with a contemporary extension marking another chapter in the history of the Martins.