

DESIGN AND ACCESS STATEMENT

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Introduction

This Design and Access Statement has been prepared in support of an application at 75 Bath Road, Bradford on Avon. The application relates to the removal of an existing later glazed extension and its replacement with a new extension on the same footprint to the side and rear of the existing dwelling. The property is the Grade II listed Lodge East South East of Frankleigh House, and the site sits within a sensitive historic context which includes a number of nearby designated heritage assets. The purpose of this statement is to explain the design principles that have informed the proposal and to demonstrate how the scheme responds to the character, significance and constraints of the site.

The statement should be read alongside the submitted location plan, site plans, floor plans, elevations, material elevations, visualisations, structural information and Heritage Statement. Taken together, those documents identify the existing building, the later glazed extension proposed for removal, and the form and appearance of the replacement extension. The proposal has been developed from the outset on the basis that the host building is a listed heritage asset and that any new work must therefore be modest, well considered and clearly subordinate to the historic structure.

The proposal is not driven by an attempt to create a prominent new addition or to expand the building beyond its established pattern of occupation. Instead, it seeks to replace an existing later conservatory-style structure with a more coherent and better resolved extension, while preserving the primacy and legibility of the original lodge. In this respect, the scheme is based on restraint, subordination and contextual response rather than visual assertion. That approach aligns with Wiltshire Core Policy 57, which requires a high standard of design in all new development, and with Core Policy 58, which seeks to conserve the historic environment. The same direction of travel is also reflected in emerging draft Policy 99 of the Wiltshire Local Plan, which seeks the conservation and enhancement of the historic environment.

Site Context

The application site is located on Bath Road in Bradford on Avon and comprises a former estate lodge now in residential use. The listed building is constructed in ashlar stone and is characterised by steeply pitched stone-tiled roofs, prominent gables, a substantial chimney stack, stone detailing and a strong picturesque composition consistent with its original role as a lodge associated with Frankleigh House. The building remains clearly legible as a structure of historic and architectural interest, and its significance is reinforced by the separately listed gate piers and flanking walls immediately to the south east, as well as by the wider group relationship with Frankleigh House and other listed buildings in the vicinity.

The immediate setting of the building is domestic in character, with established external areas to the side and rear. The principal elevation presents the clearest expression of the lodge's formal architectural character, while the side and rear parts of the site have accommodated later domestic adaptation, including the existing glazed extension. This distinction is important in design terms because it indicates where the building is most sensitive to change and where there is greater scope for carefully controlled intervention. The proposal has therefore been directed toward the side and rear area already occupied by a later extension rather than toward the principal formal face of the building.

The site also lies within a wider historic environment containing a concentration of designated assets. The most directly relevant are Frankleigh House, the listed lodge itself, the separately listed gate piers and walls, and Gardeners Cottage, but the wider Bath Road context also includes further listed buildings and structures. This increases the sensitivity of the site and reinforces the need for any new work to respond positively to local character and historic setting. That is consistent with both Core Policy 57, which requires development to respond positively to the existing townscape and landscape, and Core Policy 58, which requires protection, conservation and where possible enhancement of the historic environment.

Use

The property is in residential use as a private dwelling and no change of use is proposed. The function of the site remains exactly as existing, and the proposal is concerned solely with improving the quality and coherence of existing ancillary accommodation through the replacement of a later extension. The scheme does not intensify the use of the site, does not subdivide the property, and does not alter the established residential character of the building or its plot. The continued use of the building as a dwelling is an important part of its long-term occupation and maintenance, and the proposal supports that continued use without requiring harmful change to the historic core of the listed building.

This is an important design consideration because the proposal is not seeking to force a new use into a sensitive heritage asset. Instead, it works within the established residential function of the property and proposes a contained, proportionate form of development to improve the quality of the existing arrangement. In planning terms, that is a modest and well-defined intervention rather than a substantive redevelopment.

Amount

The amount of development proposed has been intentionally limited. A central principle of the scheme has been that the replacement extension should occupy the same footprint as the existing later glazed extension, rather than extending the built form further into the site or enlarging the area affected by modern development. This approach materially limits the scale of change and demonstrates that the application is based on replacement and refinement rather than expansion.

In practical terms, the proposal does not create a substantial increase in the extent of development on the plot. The main listed building remains unchanged in its principal form, and the replacement extension is confined to an established area of ancillary accommodation. This is important both visually and in heritage terms, because it ensures that the proposal does not erode the spaciousness or hierarchy of the site and does not result in incremental spread into a more sensitive part of the setting.

The restrained amount of development also responds positively to Wiltshire Core Policy 57, which seeks development that is sympathetic to site and setting and that relates positively to local context in terms of scale, built form and relationship to surrounding features. By remaining on the same footprint and avoiding unnecessary enlargement, the proposal reflects a controlled and proportionate response to the site rather than an overdevelopment of it.

Layout

The layout of the proposal is derived directly from the existing arrangement of the site and from the location of the extension currently attached to the side and rear of the listed building. Rather than relocating the extension to another part of the plot or introducing a new built element in a more prominent area, the proposal retains the established relationship between the ancillary accommodation and the host building by replacing the extension in situ. This avoids unnecessary disruption to the site's existing spatial organisation and ensures that the principal elevations and formal approach to the listed building remain unaffected.

The layout has also been informed by the existing architectural hierarchy of the site. The original lodge remains the dominant and defining built form, while the replacement extension is kept to a secondary position within the side and rear domestic area. This is an appropriate response to the historic context because it preserves the distinction between the formal, architecturally expressive parts of the building and the more private, ancillary parts of the plot where later change has already occurred.

Internally, the layout of the listed building is retained. No internal layout changes are proposed, and the replacement extension does not require the reworking of the historic plan form. This is a positive aspect of the scheme both in heritage and design terms, as it allows the host building to remain functionally and physically intact while accommodating an improved form of extension in an established location.

Scale

The scale of the proposal has been carefully managed to ensure that the replacement extension remains clearly subordinate to the listed lodge. The host building is a visually strong historic structure defined by its ashlar masonry, steep roofscape, gables and chimney. Any extension in this context must therefore be secondary in scale and should not compete with the original building in massing or presence.

The replacement extension has been designed as a lower and more recessive addition. Because it remains on the same footprint as the existing glazed extension and occupies an ancillary side and rear position, it does not alter the overall hierarchy of the site. The listed lodge continues to be read as the principal architectural element, and the new work remains subsidiary in comparison. This is a key aspect of the acceptability of the design, as it preserves the legibility of the historic building and avoids the risk of the extension becoming visually dominant.

This controlled approach to scale is also consistent with the objectives of Core Policy 57, which requires development to be of a scale that responds positively to its surroundings and does not detract from local character. By ensuring that the extension remains subordinate to the existing building, the proposal accords with that policy approach and reflects good practice in extending historic buildings.

Appearance

The appearance of the proposed extension has been developed to achieve a simple, restrained and contextually appropriate design. The existing extension is a later conservatory-style structure with a glazed pitched roof and dark framing. Whilst functional, it is limited in architectural quality and does not share the material richness or compositional strength of the host building. The intention of the proposal is therefore not merely to replace it on a like-for-like basis, but to provide a more coherent and disciplined intervention.

The proposed material palette is deliberately limited and recessive. The roof is proposed in EPDM, the framing in anthracite grey, and rainwater goods are to be metal to match the existing building. This palette allows the extension to read as contemporary while remaining visually quiet against the stone host structure. The use of a restrained modern language is intentional. Rather than attempting to replicate the ashlar walling, steep stone roofs and detailing of the listed building in a way that could appear contrived or dilute the clarity of the original architecture, the proposal adopts a contemporary expression that preserves a clear distinction between old and new.

This approach is also consistent with good design principles in a heritage context. The extension is contemporary, but not assertive; clearly new, but not visually intrusive. It is intended to sit comfortably alongside the listed building and to defer to it rather than compete with it. In design terms, this is a stronger and more honest solution than a speculative imitation of traditional detailing. It allows the original lodge to remain clearly identifiable and ensures that the building's evolution remains legible.

Landscaping And Sustainability

No significant change is proposed to the established landscaping of the site. The works are confined to the replacement of the existing side and rear extension and do not involve substantial alteration to the wider garden layout, site boundaries or principal planted areas. Existing domestic hard and soft landscaping around the extension remains largely as existing, and the relationship between the building and its immediate external space is therefore substantially unchanged.

This is important because it means the scheme should be understood as a contained built intervention rather than as part of a wider remodelling of the site. The domestic character of the side and rear setting is retained, and the proposal does not disturb the established visual relationship between the listed building and its surrounding garden areas. The limited landscape impact of the scheme reinforces its modesty and helps ensure that the wider setting of the lodge remains stable and familiar.

Access

Existing access arrangements to the site and building are retained. The proposal does not alter vehicular access, pedestrian routes or the established means by which the property is approached from Bath Road. No new access points are proposed, and the principal entrance arrangements to the listed building remain unchanged.

In terms of movement within the site, the replacement extension sits within the existing domestic arrangement and does not require any substantial reworking of circulation. The proposal therefore has no material implications for site access, servicing or movement patterns. Given the limited nature of the works and the fact that the scheme replaces an existing extension in the same location, there is no need for a revised access strategy.

In relation to inclusive access, the scheme is similarly limited in scope. It does not seek to remodel the dwelling or introduce a new circulation pattern, and the scale of the proposal does not require any wider access changes. The access implications of the development are therefore proportionate to the modest and contained nature of the scheme.

Design Principles

A number of clear design principles have informed the development of the proposal. The first is restraint. The scheme is deliberately limited to the footprint of the existing extension and avoids unnecessary spread into other parts of the site. The second is subordination. The new extension is designed to remain secondary to the listed lodge in both scale and architectural expression. The third is legibility. The proposal does not imitate the historic building, but instead adopts a restrained contemporary language so that the distinction between original and later fabric remains clear. The fourth is sensitivity to significance. The proposal avoids demolition of original walls, avoids alteration of openings, avoids removal of original doors and windows, and avoids internal layout changes. The fifth is improvement. The aim is to replace an architecturally weak later addition with a more coherent and appropriate structure.

These principles align closely with Wiltshire Core Policy 57, which requires a high standard of design and an appropriate relationship to local character, landscape and built context, and with Core Policy 58, which requires development to conserve the historic environment. They are also consistent with the approach signalled in emerging draft Policy 99, which seeks the conservation and enhancement of designated heritage assets and their settings.

Policy Context

The proposal should be assessed against the adopted Wiltshire Core Strategy, in particular Core Policy 57 and Core Policy 58. Core Policy 57 is the principal design policy and requires development to make a positive contribution to place through high quality design that responds to local context, landscape setting, built form, scale and appearance. Core Policy 58 addresses the historic environment and requires development to protect, conserve and, where possible, enhance heritage assets and their settings.

The proposal accords with Core Policy 57 because it is proportionate in scale, remains within the footprint of the existing extension, responds to the host building and site hierarchy, and adopts a restrained and contextually appropriate appearance. It accords with Core Policy 58 because it directs change to a later extension of limited significance, avoids intervention into principal historic fabric, and preserves the special architectural and historic interest of the listed lodge and its setting.

In addition, the proposal is aligned with the direction of the emerging Wiltshire Local Plan, including draft Policy 99 on the conservation and enhancement of the historic environment. Whilst that emerging policy does not carry the same weight as the adopted Core Strategy, it provides useful supporting context and reflects an ongoing policy emphasis on the careful management of change affecting heritage assets.

Response To Heritage Context

The design response has been shaped by the fact that the site contains a listed building and sits within a wider historic environment containing other designated assets. The proposal therefore avoids change to the principal front elevation, the key roofscape, the prominent gables, the chimney and the entrance character of the building. It does not alter the listed gate piers and flanking walls, and it does not interfere with the wider group relationship between the lodge, Frankleigh House and associated estate buildings. Instead, it is directed toward a later side and rear addition of lesser significance.

This is an important part of the design logic. The proposal responds to heritage context not merely by using subdued materials, but by locating change in the least sensitive part of the site and by ensuring that the original lodge remains dominant and fully legible. That approach allows the building to evolve in a modest way without compromising the characteristics that justify its designation.

Conclusion

The proposal at 75 Bath Road is for the removal of an existing later glazed extension and its replacement with a new extension on the same footprint to the side and rear of the listed lodge. The scheme has been developed through a design process grounded in restraint, subordination, legibility and sensitivity to context. It retains the established residential use of the building, preserves the site's layout and access arrangements, and ensures that the historic lodge remains the dominant architectural element.

The amount of development is limited, the layout is informed by the existing site arrangement, the scale is clearly subordinate to the listed building, and the appearance of the extension is contemporary but restrained. No significant landscaping changes are proposed, and no changes to access arrangements are required. Most importantly, the proposal has been shaped by a clear understanding of the architectural and historic significance of the host building and its wider setting.

Taken as a whole, the scheme represents a proportionate and well-considered form of development which improves the quality of an existing later addition while preserving the character and significance of the listed building. It is therefore considered to accord with Wiltshire Core Policies 57 and 58, and to align with the direction of emerging draft Policy 99 of the Wiltshire Local Plan.