

Design Statement

61 Upper South Wraxall
Bradford-on-Avon
BA15 2SE



existing front photograph

April 2026

Introduction

No.61 is located to the northern outskirts of the village of South Wraxall and sits within the South Wraxall Conservation Area and West Wiltshire Green Belt.

The property initially began life as two semi-detached rubble stone cottages, formerly known as 'Manor Cottages' before evolving into combined larger, dwelling seen today.

Over the years, and in addition to its amalgamation, the property has undergone a number of works including extensions to the rear, conservatory to the east, porch to the south, fenestration alterations, and the addition of a large, detached garage.

In many cases these alterations have slowly detracted from its heritage value and clarity. The current owners wish to restore many elements the buildings historical integrity, while renovating the internal space provision to be more commensurate to the modern demands of modern life and ensure that the building can continue to positively contribute to its setting.

Recent Planning History

W/80/00496/HIS - APPROVED - Erection of private garage

W/87/01573/FUL - APPROVED - Rear extension to dwelling and removal of existing outbuilding

W/93/00884/FUL - APPROVED - Erect conservatory and form new opening through existing window

W/96/00884/FUL - APPROVED - Single storey extension

Proposed Works

1. Re-roofing of property in natural clay double roman tiles
2. Removal of the rear single storey infill extension and conservatory to the east
3. Creation of new east facing ground floor window to kitchen & side access door to boot room
4. Reorganisation of rear fenestration to suit amended internal layout
5. Re-render modern rear extensions in through colour render
6. Rebuild and replacement of the front porch & front dormers with lowered roof pitch
7. General internal renovation and layout alterations

Design

The propose worked are intended improve the built fabric and aesthetic of the cottage through alteration of previous extensions, to facilitate renovation and restoration of its key elements and evolutionary clarity, enabling it to serve its new owners and the next phase of its continued occupancy.

No.61 has evolved through many stages to reside in its current form, and the proposals seek to clarify the historic cottage, adapting the internal spaces and rear extensions to make the most of the private gardens to the north with sensitive and necessary improvements.

Key to this is the delineation of new and old parts of the building and enhancing the existing fabric which requires extensive internal renovation to bring it up to modern standards and fix a number of underlying structural and previous constructional errors.

The proposals look to simplify the everyday access arrangements through the introduction of a new eastern side door, to improve general accessibility and also allow the front porch to be preserved as the formal entry to the reenvisioned hallway.

Garden connections, both physical and visual, are provided through a reorganisation of the rear fenestration within the modern extensions to the rear and respond to the amended internal layout.

The first floor is reconfigured internally to provide a single, more accessible staircase with arrangements made to accommodate flexible living as the new owners navigate their later years. Both the care needs of Alzheimer's and wheelchair accessibility factor heavily in the amended layout to give clarity and continuity for both present and future care requirements of the new owners.

Appearance & Materiality

The palette of materials proposed is a closely aligned improvement of the existing, both simple and complementary. This will allow the historic elements to be clearly elevated and the contemporary additions understated.

The main material alteration is the removal of the pantile roof and re-roofing in clay double roman tiles to match both the existing detached garage, and also that of Green Close, no.62, the nearest neighbouring property.

The removal of the eastern conservatory, will allow the painted western façade of the original cottage to be restored, with the addition of a ground floor matching stone mullioned window to the kitchen.

To the front façade, the 4no. dormer windows and front porch will have their roof pitches reduced and the incongruous UPVC fascia & barge boarding removed. The stone porch will be rebuilt using reclaimed rubble stone and the introduction of natural stone quoins and detailing befitting of its prominence.

The more modern rear extensions will also be re-rendered in a through-coloured neutral render, once the fenestration alterations have been made, to clearly delineate them as modern additions.

The remaining rubble stonework facades will be repointed in an appropriate lime mortar to rejuvenate the retained structure.

Access & Parking

The primary access both pedestrian and vehicular, together with the existing parking provision to the property, are to remain unaltered as part of the proposed works.



existing rear photograph

Privacy & Impact

The property sits largely isolated from neighbouring properties by virtue of its remote location, stone boundary walling and established planting to the borders of the plot.

A key objective of the proposals is to better connect the house to the private gardens to the rear. Given the extensions to the rear are secluded and private, there is an opportunity to be more open to the gardens given the minimal public impact.

The wider site is bordered on 2 sides by public footpaths, with SWRA5 to the west and SWRA30 to the north. Neither of which have open views of the property due to extensive boundary hedging and vegetation.

Ecology

The presence of bats locally is well known, and this application is accompanied with a Preliminary Roost Assessment. Given the requirement to re-roof the property urgently, it is intended that provision for bat boxes, features or integrated bat bricks is preserved within the front façade, dormers and porch, together with recommendations suggested within the report.

The remaining works proposed do not affect the sites flora, but repointing the stone facades and fenestration alterations do give opportunity to incorporate bird nesting boxes in suitable locations.

Conclusion

This application seeks to assess the case for the improvement of both the public and private perception of no.61. This is offered through the removal of prior extensions and their replacement with more appropriate forms to allow the original house and its later extensions to be clearly appreciated.

We feel the proposed scheme is a harmonious balance to achieve both the clients' desires, while still positively contributing to the site, heritage asset and wider conservation area.