

HERITAGE DESIGN & ACCESS STATEMENT

JANUARY 2026



ADDRESS

155 Church cottages,
Winsley,
BA15 2LH

PROPOSAL

Proposed single-storey
rear extension,
alterations to existing
openings, and revised
vehicular access
arrangements.

1.0 INTRODUCTION

- 1.1 This Heritage Design and Access Statement has been prepared by Western Building Consultants on behalf of their client; the owner of 155 Church cottages, BA15 2LH.
- 1.2 It has been produced to support the proposal for the erection of a single-storey rear extension and alterations to existing openings.
- 1.3 This statement explains the key design principles that have been used to develop details of the scheme and should be read in conjunction with the drawings submitted as part of the application.
- 1.4 This document is supported and should be read in conjunction with the following documents:
 - ❖ (3)001 - Location & Block Plans
 - ❖ (3)002 - Existing Ground Floor Plan
 - ❖ (3)003 - Existing Front (South) and Side (East) Elevations
 - ❖ (3)004 - Existing Rear (North) and Side (West) Elevations
 - ❖ (3)005 - Proposed Ground Floor Plan
 - ❖ (3)006 - Proposed Elevations
 - ❖ (3)007 – Existing Site Plan
 - ❖ (3)008 – Proposed Site Plan



Fig 2 Side (East) elevation

2.0 OVERVIEW OF SITE

- 2.1 155 Church Cottages is a residential 2-bedroom semi-detached property. The site contains a small front garden, and a spacious rear / side garden with existing vehicle access off Bradford Road. The cottage is located within the Winsley Conservation Area.
- 2.2 Likely originating in the 18th or early 19th century, the unlisted cottage retains much of its character despite multiple 19th- and 20th-century extensions. Constructed from limestone rubble with dressed stone and mullioned windows, it currently has a slate roof, though historical photos indicate it was once thatched.
- 2.3 The proposed extension is sensitively positioned to the rear of the existing dwelling, ensuring that it does not adversely affect the character or appearance of the street scene or the wider conservation area.
- 2.4 The site contains a combination of soft and hard landscaping. The proposed is sited on existing hard-surfaced areas, thereby preserving the majority of the garden's green space and maintaining the site's landscaped character.



Figure 3 Site view (Google Maps)

3.0 PLANNING HISTORY

3.1 Some recent applications for this site include:

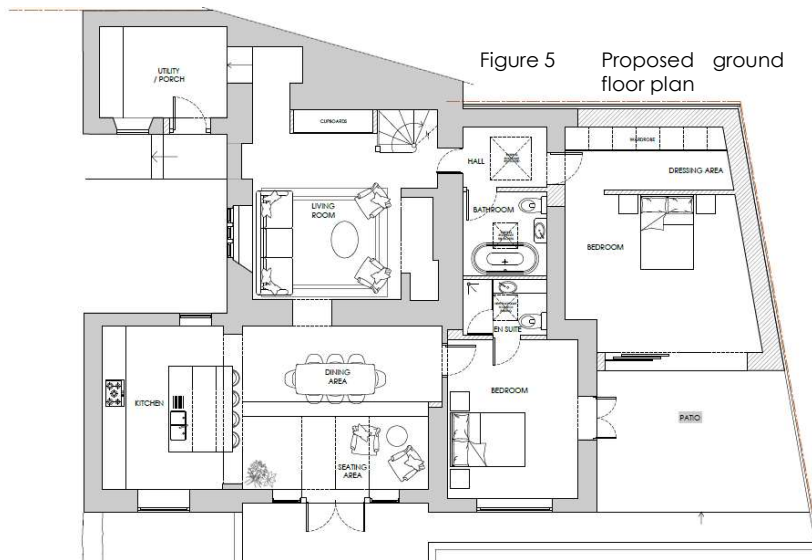
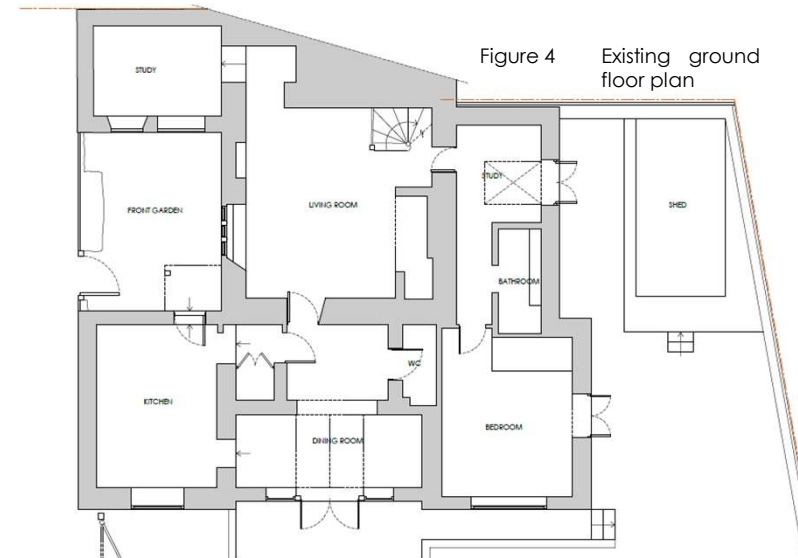
- ❖ PL/2022/04466 (Jun 2022) – 155 Winsley, Bradford on Avon, BA15 2LH – Single-storey rear extension. [Approved with conditions]
- ❖ 14/06903/FUL (Jul 2014) – 155 Winsley, Bradford on Avon, BA15 2LH – Single storey side extension. [Approved with conditions]

3.2 Some similar applications permitted nearby include:

- ❖ PL/2025/08083 (Oct 2025) – 10 Poston Way, Winsley, Bradford on Avon, BA15 2NJ – Extensions to form kitchen/dining/family room, music room, utility and cloakroom at ground floor, bedroom and ensuite at first floor, double garage and studio. [Approved with conditions]
- ❖ PL/2025/09053 (Nov 2025) – 64 Bobbin Lane, Westwood, Bradford-on-Avon, BA15 2DL – Single storey rear and side extension. [Approved with conditions]
- ❖ 19/07204/FUL (Aug 2019) – 153 Winsley, Winsley, BA15 2LH – Proposed single storey rear extension. [Approved with conditions]

4.0 DESIGN | LAYOUT

- 4.1 Existing Layout & Condition:** The original small, cellular room layout is typical of 18th-century cottages, reflecting historic construction methods and patterns of domestic use. While appropriate for its time, this compartmentalised arrangement does not meet modern expectations for natural light, connectivity, and flexible family living. The current entrance leads directly into the kitchen, which is impractical and provides a poor sense of arrival.
- 4.2 Proposed Alterations:** The proposed alterations sensitively adapt the dwelling for modern family living, improving natural light, circulation, and overall functionality while retaining the historic character of the property. The single-storey rear extension will provide a new master bedroom, creating a more practical relationship with the existing downstairs bedroom, which is currently separated by a steep staircase. This arrangement is better suited to family use. The bedrooms are linked by a naturally lit hallway with an adjoining bathroom, forming a clear and accessible layout. The extension is positioned to the rear corner of the site with a flat roof to keep overall heights low and to clearly distinguish the new addition from the original cottage. The front entrance will be relocated to the existing study, which will become a utility and porch area. The existing front door will be replaced with a fixed window and the porch canopy removed, improving both internal functionality and the clarity of the elevation.



4.0 DESIGN | APPEARANCE

- 4.3 The extension itself is located entirely to the rear of the property, ensuring there is minimal impact on the principal elevation or the contribution the cottage makes to the street scene. As a result, the public-facing character of Church Cottages and its relationship with Bradford Road will remain largely unchanged.
- 4.4 The scale, form, and height of the extension have been kept deliberately modest and subordinate to the original building. The single-storey, flat-roofed design ensures the historic gabled forms remain visually dominant and clearly legible, maintaining the established hierarchy between original and later additions.
- 4.5 The design approach ensures that the extension is clearly identifiable as a contemporary addition, avoiding pastiche while remaining sympathetic to the historic context. This legibility between old and new allows the historic fabric of the cottage to remain the primary architectural feature.
- 4.6 Materials have been carefully selected to complement the existing limestone cottage while providing a high-quality, recessive finish. The dark stained timber cladding provides a contemporary contrast to the historic stonework, allowing the original building to remain visually dominant. Dark grey glazed openings and simple detailing ensure a restrained palette that does not detract from the host dwelling.

- 4.7 Parapet walls reference existing architectural features on the site, reinterpreted in a contemporary manner, contributing to a cohesive relationship between the new and existing elements. The design also responds positively to the context of neighbouring rear extensions, which include similar flat-roofed forms and contemporary detailing.
- 4.8 The proposal retains the majority of soft landscaping by locating the extension and parking area on existing hardstanding / surfaced areas. This preserves the green character of the garden and avoids unnecessary loss of landscaped space.



Figure 6 Proposed location of extension

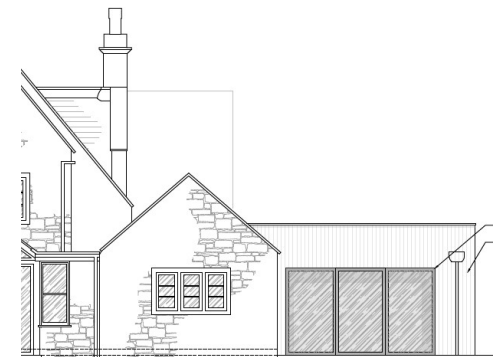


Figure 7 Proposed side elevation

4.0 DESIGN | ACCESS

ACCESS & CAR PARKING ARRANGEMENTS

- 4.9 The entrance to the property has been relocated to improve the functionality and circulation within the cottage (see figures 8 & 9).
- 4.10 Car parking arrangements will remain unchanged.



Figure 8 Proposed location of new entrance



Figure 9 Existing awning to be removed / existing entrance to be replaced with window

5.0 PLANNING POLICY COMPLIANCE

5.0 PLANNING POLICY AND CONSERVATION AREA COMPLIANCE

5.1 Statutory Duty – Conservation Areas

- Section 72(1) requires attention to preserving/enhancing character.
- Proposal locates new build to rear, minimising impact on Bradford Road frontage.
- Public-facing character of Church Cottages largely unaffected.
- **Wiltshire Core Policy 57** – Supports development respecting local character.

5.2 National Planning Policy Framework – Heritage Assets

- Great weight to conserving heritage assets.
- Extension is single storey, modest, subordinate; historic cottage remains visually dominant.
- Supports continued use as family home.
- Wiltshire Core Policy 58 – Development affecting heritage should sustain/enhance significance.

5.3 Design, Scale, and Subservience

- Extension single storey, flat roof; keeps original gables legible.
- Tucked to rear; does not compete with historic building.

5.4 Legibility of Old and New

- Modern addition clearly identifiable; avoids pastiche.
- Historic limestone remains primary feature; evolution is legible.

5.5 Materials and Detailing

- Dark stained timber, dark grey glazing, simple detailing.
- Recessive palette preserves dominance of original building.

5.6 Landscape and Boundary Treatment

- Extension on existing hard standing; soft landscaping mostly retained.
- Boundary wall maintained for continuity and traditional character.

5.7 Summary

- Minimises change to public-facing character.
- Modest, subordinate, low-height extension.
- Retains historic legibility and landscaped garden.
- Uses high-quality, recessive materials; respects traditional boundaries.
- Policies Referenced: CP57 & CP58.

6.0 SUMMARY & CONCLUSIONS

- 6.1 The proposed single-storey rear extension at 155 Church Cottages has been carefully designed to preserve and enhance the character and appearance of the Winsley Conservation Area, while improving the property's functionality as a modern family home. The extension is modest, subordinate, and clearly identifiable as a contemporary addition, ensuring the historic limestone cottage remains visually dominant and its original gabled forms are fully legible. High-quality, recessive materials, restrained detailing, and a flat-roofed form allow the new addition to sit harmoniously alongside the host dwelling and adjacent development, while internal alterations improve circulation, accessibility, and day-to-day usability. Soft landscaping and traditional boundary treatments are largely retained.

Overall, the proposal represents a well-considered, sustainable form of development that respects the heritage asset, maintains the streetscape, and supports the long-term use of the property as a family home, fully complying with statutory duties, national policy, and local planning guidance.

- 6.2 In summary, there are no identified adverse impacts which could be considered to significantly, or demonstrably, outweigh the benefits of the proposed work to this property.



Figure 10 Location of proposed extension / existing shed to be removed