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Design, Access and Heritage Statement

IN SUPPORT OF A Listed Building Application

AT

261 Cottles Lane, Turleigh

prepared by

Atelier 17 Ltd

April 2026

Revision 01

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1.0 SUBMISSION

This Design, Access and Heritage Statement should be read in conjunction with the following drawings and documents as submitted

Application fee (under separate cover)
Application Forms
Architectural Drawings:

A17 24 14 S01 -	Location Plan
A17 24 14 S02 -	Existing Block Plan
A17 24 14 S03 -	Existing Basement and Ground Floor Plan
A17 24 14 S04 -	Existing First Floor and Roof Plan
A17 24 14 S05 -	Existing Elevations Sheet 01
A17 24 14 S06 -	Existing Elevations Sheet 02
A17 24 14 P01 -	Proposed Block Plan
A17 24 14 P02 -	Proposed Basement and Ground Floor Plan
A17 24 14 P03 -	Proposed First Floor and Roof Plan
A17 24 14 P04 -	Proposed Elevations Seet 01
A17 24 14 P05 -	Proposed Elevations Sheet 02

Design, Access and Heritage Statement

Radon Installation Proposals

2.0 INTRODUCTION

This document has been prepared by Atelier 17 Ltd on behalf of the owners of the site and is to accompany a submission for Listed Building Consent.

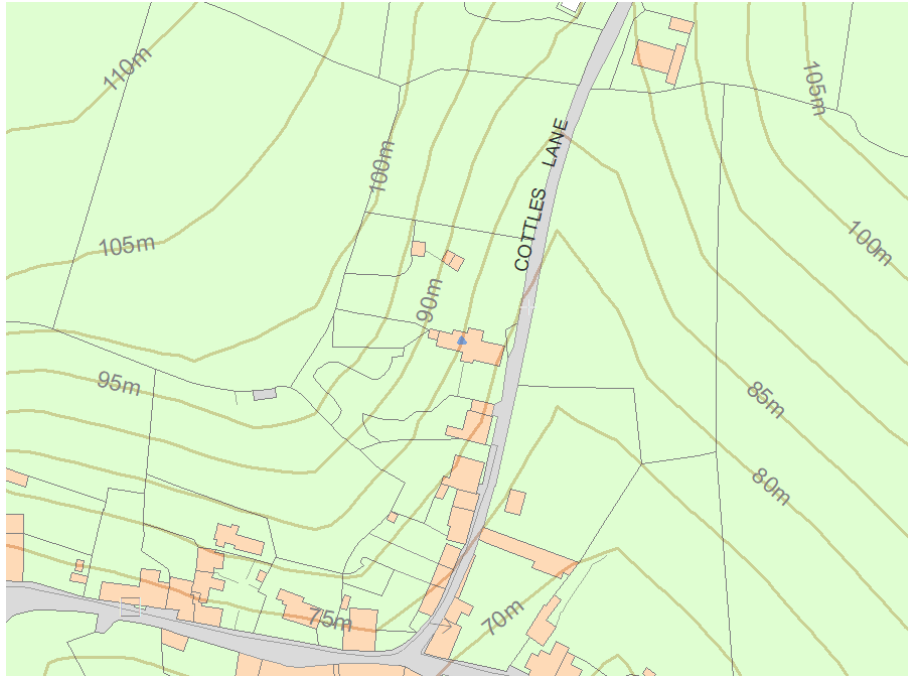
3.0 LOCATION AND CONTEXT (see figure 1 below)

The property is located on the edge of the Hamlet of Turleigh, approximately 1mile west of the Market Town of Bradford On Avon. The properties on Cottles Lane are generally detached and line the edge of the lane and are predominantly late 18th and early 19th century in origin.

The site is located within a Conservation Area, Area of Outstanding Natural Beauty and Green Belt.

4.0 LISTING DETAILS (from Historic England website accessed 20.04.26)

The below is an extract from the Historic England list for the building this application relates to:



Rock Cottage

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1180895

Date first listed: 14-Jun-1988

Statutory Address: Rock Cottage, 261 Cottles Lane, Turleigh

Details

ST 86 SW WINSLEY COTTLES LANE, Turleigh

4/296 No 261 (Rock Cottage)

GV II

House, early C19, ashlar with slate roof, coped gables and west end stack. Basement and two storeys, two-window range, with two 12-pane sashes above, plate glass sash and door with hood on brackets below. Raised plinth, band and eaves band. East end wall has apex dove-holes, ground and first floor sashes and basement door. Central axial stack on rear roof slope. A lower range to west has Bridgwater tiles, squared rubble stone walling, 12-pane sash each floor and door to right. A further range beyond has 16-pane window and door at upper level due to slope of hill. Owned by Heal family during C19, a stone quarry behind is noted in 1841 Tithe map survey. Said to have been a bakery in later C19.

Listing NGR: ST8066660829

5.0 EXISTING BUILDING

The existing building is of mixed scale being built into the steep hillside perpendicular to the road. The earliest main part of the building is of three storeys which was laterally extended and converted with additional two and single storey additions.

All of the building elements are constructed in local stone of mixed finish. The original building has a slate roof with the later early extension having double roman clay tiles. The recent two storey rear extension reverted to slate in a cat slide configuration, and the small single storey conservatory has a predominantly glazed roof.

These two 21st century additions are considered to be relatively in keeping in design and material terms with the original building.

Most of the window and doors are replacement although the earlier openings have replacements which are likely similar to the originals in detail with varying sash configurations. All of these are painted timber.

Internally, there has been a lot of changes over the various stages of development and whilst the configuration of rooms and the main structural elements of the building remain, much of the second fix items and decorative elements have been lost or replaced.

6.0 PLANNING HISTORY

A search of the Local Authority Website has established the following planning history at the site:

Application Reference	W/02/01993/FUL
Decision:	APPROVE WITH CONDITIONS
Status:	Implemented
Proposal:	House extension

Application Reference	W/02//01992/LBC
Decision:	APPROVE WITH CONDITIONS
Status:	Implemented
Proposal:	House extension

Application Reference	19/05269/FUL
Decision:	APPROVE WITH CONDITIONS
Status:	Lapsed
Proposal:	Proposed new single storey extension and internal alterations

Application Reference	19/05637/LBC
Decision:	APPROVE WITH CONDITIONS
Status:	Lapsed
Proposal:	Proposed new single storey extension and internal alterations

Two other applications relate to tree works.

7.0 USE

The current use of the building is as a Single Family Dwelling House which has a use class of C3(a). The proposals do not seek to change this.

8.0 THE PROPOSALS

Following the recent purchase of the property, the applicants have undertaken a radon survey. This survey has established that a number of spaces within the building are the subject of high radon levels. These are predominantly in areas which partially or fully below the surrounding ground levels.

Proposals for mitigation have been prepared and this application seeks approval for these works.

A copy of the Radon Report has been submitted as part of this application.

In addition to the above, it is proposed to remove the non-period correct fire insert in the current kitchen heart. It is believe that this can be done without any damage to the original fire surround.

The location and scope of the required works are illustrated on the application drawings.

9.0 HERITAGE IMPACT ASSESSMENT

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The existing building is Grade II Listed. All other structures within the application are therefore protected as curtilage structures. It is also inside the Conservation Area. The observations and conclusions drawn from an understanding of the significance of the heritage asset have fully informed the main design principles.

Most of the proposals can be achieved with surface mounting new ductwork internally or externally. Where these are external, they have been located where possible in discreet positions or alongside existing rainwater goods. The external ducting can be colour matched to the existing cream colour of the rainwater goods to avoid them standing out.

Ultimately these can be removed in the future with only evidence of a small number of fixing remaining.

There is a requirement to pass ductwork through walls. These works generally amount to a 115mm diameter hole being core drilled through stonework. 4 holes are required in the original fabric, but these have been discretely located. Further holes are also required through more modern elements of construction.

Whilst this will clearly have an impact both visually and making alterations, these are considered to be at the lower end of less than substantial harm. These works are also considered to be essential works to allow for the long-term future occupation of the building which will secure the future of the heritage asset.

The removal of the non-period correct fire insert has no impact on the heritage significance.

10.0 CONCLUSIONS

The works as proposed in this application have been carefully considered in relation to the site and relevant local and national policies. The proposals are considered to constitute necessary minor works in the context of the site, built forms and heritage status.