

Design Statement

59 Court Cottage
Upper South Wraxall
Bradford-on-Avon
BA15 2SE



existing photograph from front garden to north-east

July 2026

Introduction

Court Cottage is located within the northern outskirts of South Wraxall, set in the village conservation area and West Wiltshire Green Belt.

Over the years, the property has undergone a number of extensions, encircling the original cottage and in many cases detracting from its heritage value and clarity. Prior to the buildings listed status in 1988 vast internal alterations had been made, largely within the pre-1888 extension.

The current owners long term vision is to restore the buildings historical integrity, while improving the internal space provision to be more commensurate to the modern demands of family life.

Proposed Works

Internal changes within modern partitions to improve first floor layout

Design

Court Cottage has evolved to have multiple and contradictory entrances to the rear of the property, in the pre-1887 extension, 2011 extension & latter conservatory addition.

The proposals are intended to remove and replace previous alterations within the first floor of the property, in order to primarily facilitate better sanitary provision and approach to the principal bedroom

Appearance & Materiality

No works are currently planned to the external of the property. The partitions to be removed are of modern masonry and timber stud so their revision to an alternative layout is not seen as detrimental – as discussed within the heritage statement.

Privacy & Impact

The property sits largely hidden from neighbouring properties by virtue of its elevationed position, stone boundary walling and established planting to the borders of the plot.

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.

Conclusion

We feel the proposed scheme is of minimal intervention, to what is considered modern internal fabric. The proposed internal changes to not have a detrimental impact, on the host asset, while still positively contributing to the properties optimum viable use, to continue to function as a modern family home.