

ALTERATIONS TO THE FIRST FLOOR OF
COURT COTTAGE, 59 SOUTH WRAXALL

HERITAGE STATEMENT

June 2026

Then Now When
Conservation + Architecture + Sustainability



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Section One:
Statement of Significance



1. Introduction

This statement supports an application for works to Court Cottage, 59 South Wraxall. The village of South Wraxall is comprised of three main development areas: Upper Wraxall, South Wraxall and Lower Wraxall; Court Cottage is situated on the northern outskirts of the South Wraxall portion. Its OS grid reference is ST 8333465005.

The need for a Heritage statement derives from the National Planning Policy Framework (NPPF):

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. (Paragraph 207)

'Significance', when related to architecture, is the sum of the cultural and natural heritage values of a place. This heritage statement addresses significance, identifies impacts upon those significances by the proposed works, and then justifies those impacts. So as not to undermine the purpose of the statement, we undertake each stage sequentially with the production of: 1. a statement of significance and 2. a heritage impact assessment. A statement of significance sets out the values that a heritage asset contains. Historic England's Publication Conservation Principles: Policies and Guidance, 2008, explains that:

A 'statement of significance' of a place should be a summary of the cultural and natural heritage values currently attached to it and how they interrelate, which distils the particular character of the place. It should explain the relative importance of the heritage values of the place (where appropriate, by reference to criteria for statutory designation), how they relate to its physical fabric, the extent of any uncertainty about its values (particularly in relation to potential for hidden or buried elements), and identify any tensions between potentially conflicting values. So far as possible, it should be agreed by all who have an interest in the place. The result should guide all decisions about material change to a significant place. (Paragraph 82)

Heritage Impact Assessments catalogue the proposed changes and their effects on the heritage asset.

This statement is written for the first-floor works proposed currently, and as a basis for a future application related to the rear extension of the property. It does not purport to be a whole condition survey of the building fabric. It has been written following visits to the site by James Cusick BSc(Hons) Arch PGDipCHE and by Erica Cusick, researcher at Then Now When LLP.

Opposite – Front elevation of Court Cottage

2. Research Methodology:

During the period of research we have consulted several online resources including the Wiltshire Planning Portal and The Wiltshire and Swindon History Centre. Most historic maps were sourced via the Know Your Place mapping website and we also carried out a more general searches for references to South Wraxall.

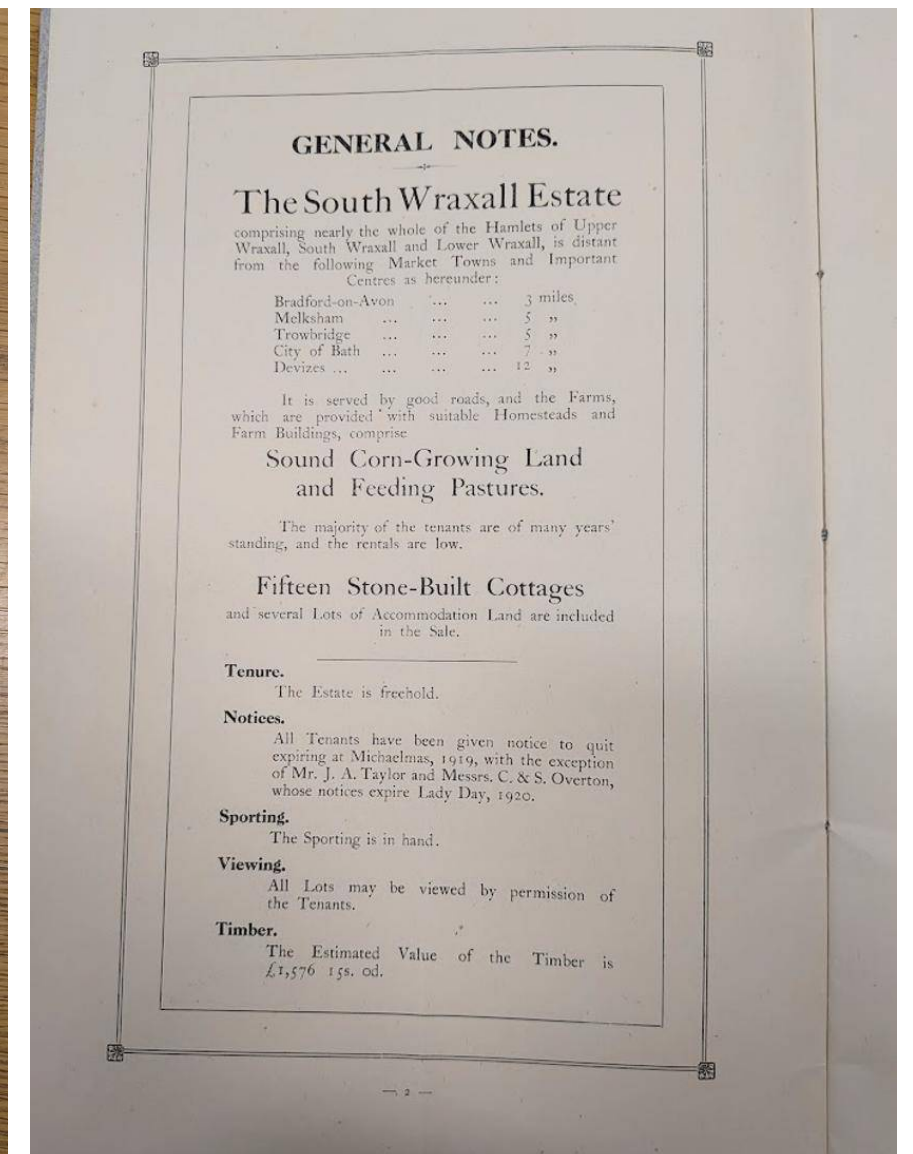
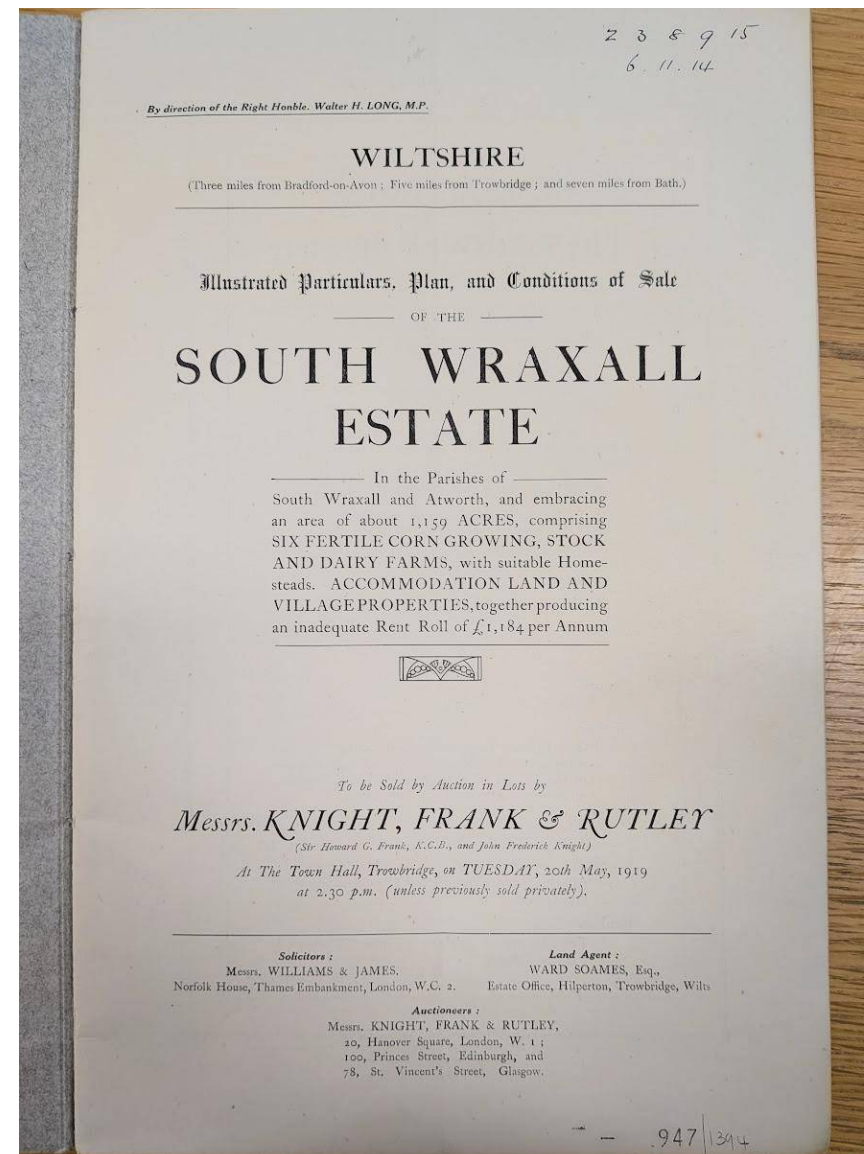
A visit to the Wiltshire and Swindon History Centre yielded evidence of the historic ownership of the land through manorial estate documents, and maps. The original deeds were not available at the time of research, therefore this is an area of future research should they ever come to light. Occupancy between 1833 and 1939 was able to be determined from the National Archives England Census Collection.

For wider background information we consulted several books and documents including:

- *Vanessa Brett-Parker - South Wraxall: A Book for the Year 2000, privately published for South Wraxall Parish Council, CPI Bookcraft, 2001*
- *SNJ Blades - The Lower & South Wraxall Conservation Area document, West Wiltshire District Council, 1981*
- *G.B. Grundy – The Saxon Land Charters of Wiltshire, Second Series, Archaeological Journal, lxxvii, 1919,p 101*

Then Now When also carried out a site visit, undertaking a photographic survey, and was provided with some historic occupancy research previously acquired by the clients.

This report has been created using the principles set out in the English Heritage publication “Conservation Principles - Policies and Guidance” (2008) and “The Setting of Heritage Assets” (2012) in order to address the NPPF requirements for a Statement of Historic Significance.



Above – Opening pages of the 1919 Sales Particulars for the South Wraxall Estate

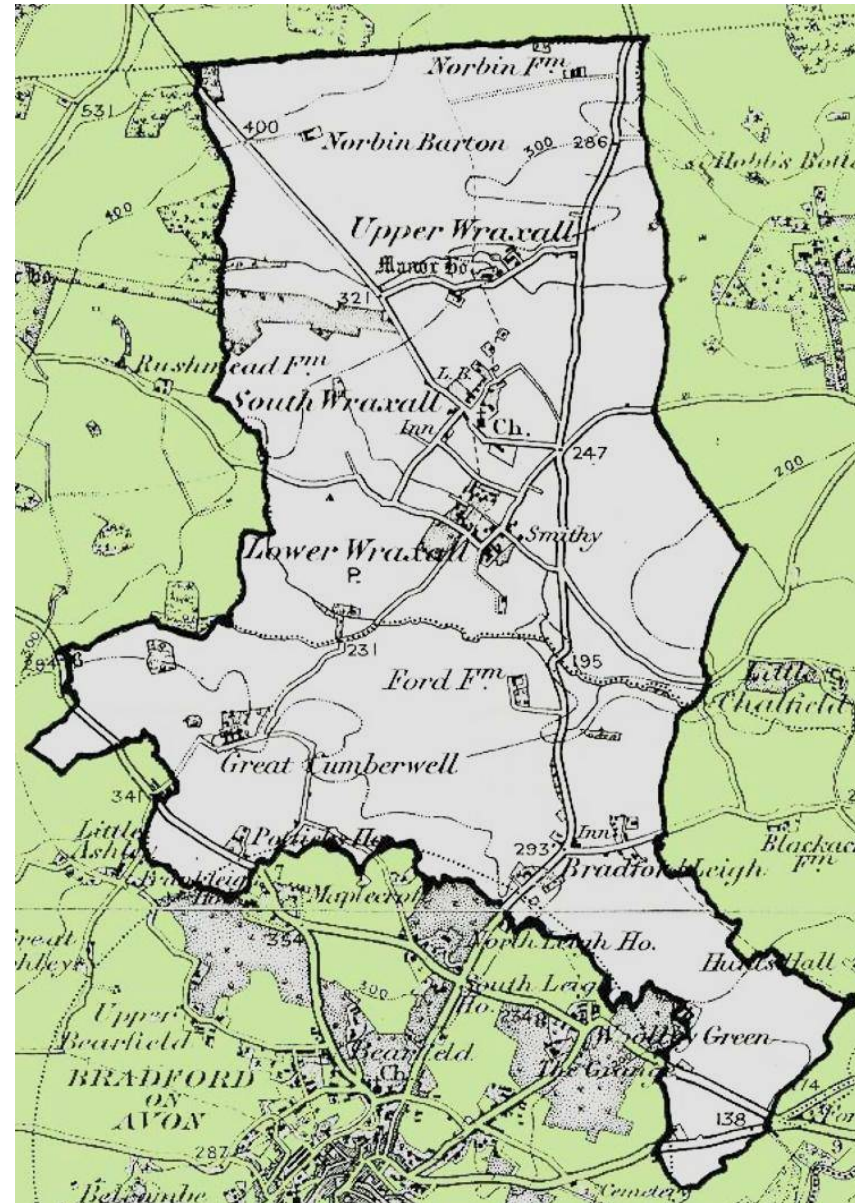
3. Setting and Summary Description

Court Cottage is located on a small offshoot at the junction of Gipsy Lane and The Street in South Wraxall. The offshoot is semi-pedestrianised past the house and leads up to no.s 60 and 61 South Wraxall. This was historically a pedestrian path across fields to the Manor House in Upper Wraxall. The cottage is a detached property - formerly divided into two cottages – which faces no. 57 to its south and no.s 62, 62A and 63A to the west.

The village is surrounded by undulating agricultural landscape, which, along with the farmhouses, lends the village its quiet rural character. Access through the village is via narrow lanes that follow the historic pathways and are often lined by high hedges. The houses are often set angled to the lanes rather than facing onto them. This adds to the privacy of local residents, but also creates a ‘sudden reveal’ aspect for many of the properties. Court Cottage has this feature, as the driveway and house are hidden from the lane by high hedges until one reaches the north-west corner of the house, when the property is revealed.

Most of the buildings within the village are residential – the notable exceptions being the Church of St James, the Longs Arms public house and the Village Hall (which was formerly the school, built in 1843). As is to be expected in small rural villages, the development pattern grew from, and is concentrated around, the church, public house and the Manor. Therefore, it is not surprising to find many historic dwellings in this area of South Wraxall, many of which are listed - in fact there are 19 such properties clustered in South Wraxall, with Court Cottage being the furthest north. The nearest neighbouring listed building to Court Cottage is a pair of cottages to the southwest, numbered 63 and 64. Dated at 1900, these are much younger than Court Cottage.

Turning to Court Cottage itself, the property is a rubble stone building, the result of at least two joined cottages that were then extended into the current layout. The initial building was very likely of of C17th origins - its architectural style is pre-Georgian and is typical of the period. The cottage comprises of two storeys, with stone tiled roof and gabled dormers. Internally, the historic layout has been lost – the internal walls and floors are modern throughout, contained within the historic outer wall perimeter. The extensions are a series of phases: there is a two-storey gable at the rear, off of which a Victorian washroom and modern conservatory were constructed to its side, and there is a side extension to the historic property from which a further long kitchen and utility extension projects into the rear garden. Court Cottage is enclosed on the north and west sides by a rubble-stone wall that is characteristic of the village and wider area.



Left – 1890's Parish map of South Wraxall, Wiltshire and Swindon History Centre

Top Right – Early C20th postcard of South Wraxall showing the centre of the village by P. E. Andrews. Court Farm House is on the left

Bottom Right –Early C20th photograph of Lower South Wraxall, www.bradfordonavonmuseum.co.uk

4. Statutory Designations & Listing

The Listing description for Court Cottage is included below; it only covers the exterior of the property. As we would expect to find, the listing description primarily allows the assets to be identified and is therefore limited.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1285456

Date first listed: 14-Jun-1988

List Entry Name: Lower Court Farmhouse

*Statutory Address 1: LOWER COURT FARMHOUSE, UPPER WRAXALL
ST 86 NW SOUTH WRAXALL UPPER WRAXALL ST8 6SW (west side)*

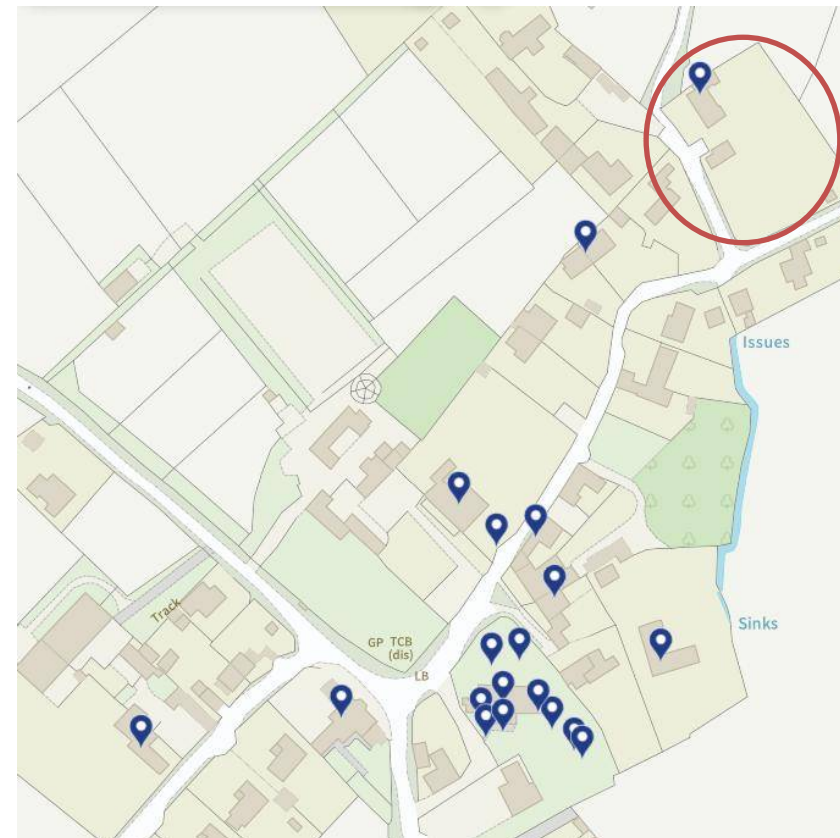
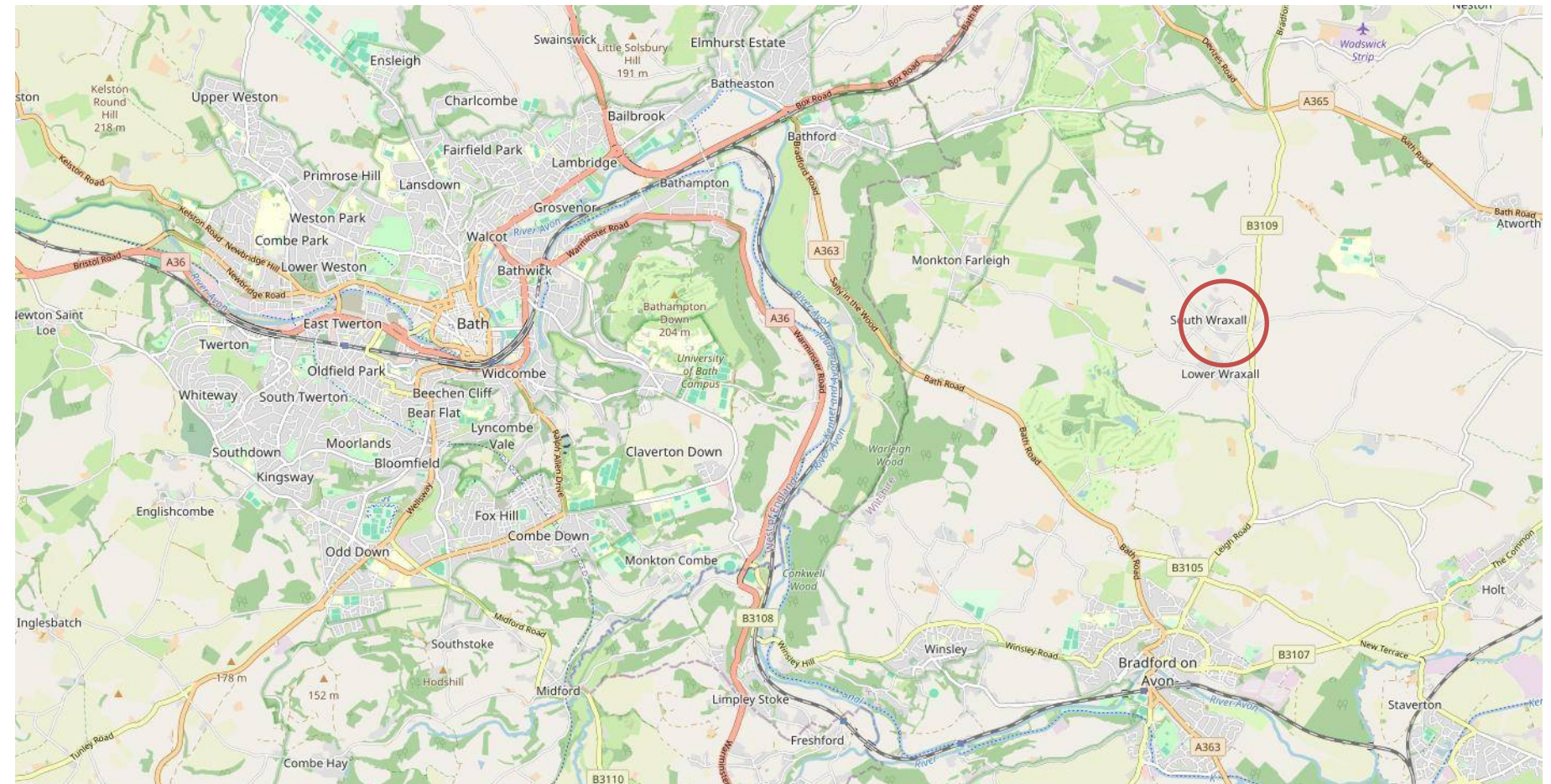
2 & 4/215 Lower Court Farmhouse

GV II

Detached house. Probably early C17, restored C20. Random rubble stone, stone slate roof with gable end stone stacks. Single-storey and attic, 3-window. Tudor-arched chamfered doorway with ribbed door to right of centre, 3-light hollow chamfered mullioned casement with hoodmould to right and single chamfered light and 3- light beaded mullioned casement to left. Three full attic gables with 2-light beaded mullioned casement to left, 2-light hollow chamfered mullioned casement to centre and 2-light ovolo-mullioned casement to right. Right return has C20 mullioned casement to attic. Left return has restored external gabled stack, C20 light to right. Rear has gabled wing with mullioned casements to right. Interior not accessible at time of survey (June 1987).

Listing NGR: ST8333465005

There are several designations that affect the village and subsequently Court Cottage. South Wraxall as a whole has its own Conservation Area, and sits within the West Wiltshire Green Belt, the Cotswolds Character Area and the Bath and Bradford on Avon Bat Special Area of Conservation. Although it is not subject to any TPOs, consent has been sought in the past for tree works and felling on the property. A public right of way runs past the rear of the property.



*Top – Location of South Wraxall relative to the City of Bath
Bottom – Location of Court Cottage within the middle of South Wraxall, shown relative to other listed buildings*

5. Previous Applications and works

The planning history of Court Cottage available on the Wiltshire Planning Portal, showed mainly a series of tree works on the property, but there were only two historic applications listed: W/00/02028/FUL, which had no documents attached and (seemingly) the most recent previous application W/04/01904/FUL with W/04/01907/LBC. This application did have a document attached.

Under the name ‘Dial House’, several more applications appear and so we are able to create a timeline of more recent works. It is these works that constitute the modern phases, as the works are concerning the construction and alterations to extensions at the north side and rear of the property. These take place between 1987 and 2004:

-W/87/00597/LBC and W/87/00596/FUL – extension at side and rear to form utility with bathroom over and garden room – approve with conditions

-W/94/00187/LBC – opening up of old built-up ground-floor dining room window and forming new window to match existing – approve with conditions

-(under Court Cottage) W/00/02028/FUL – creation of new entrance way

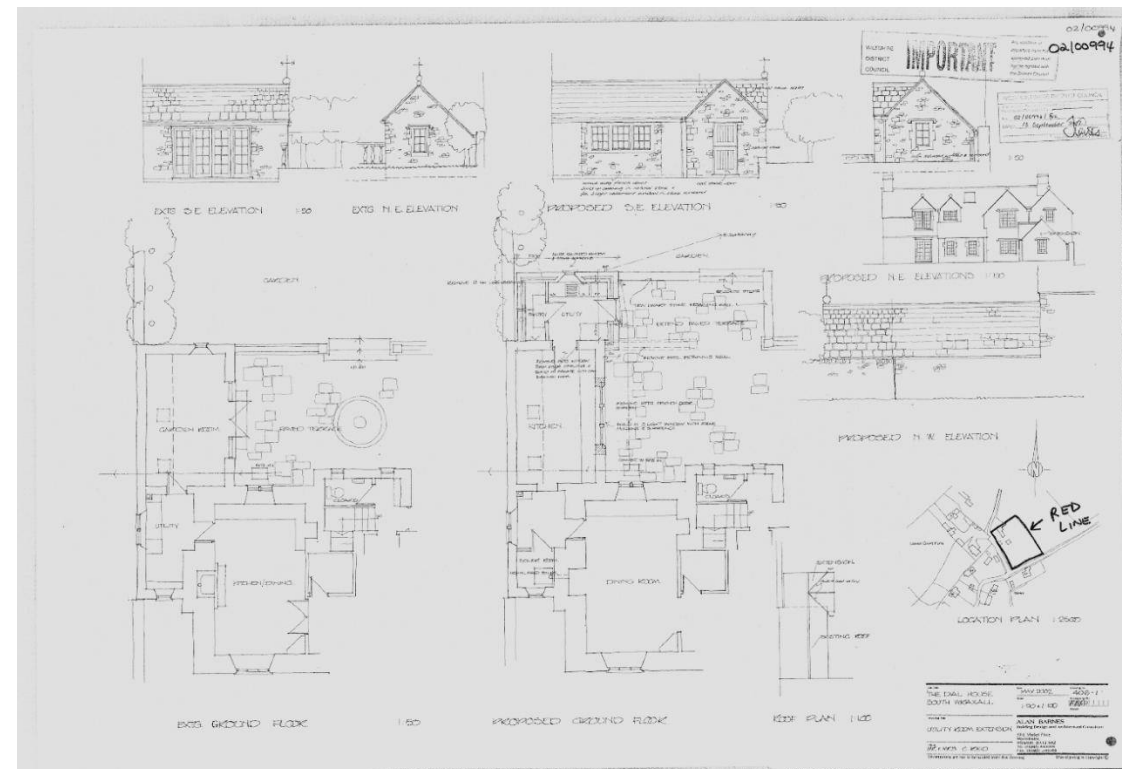
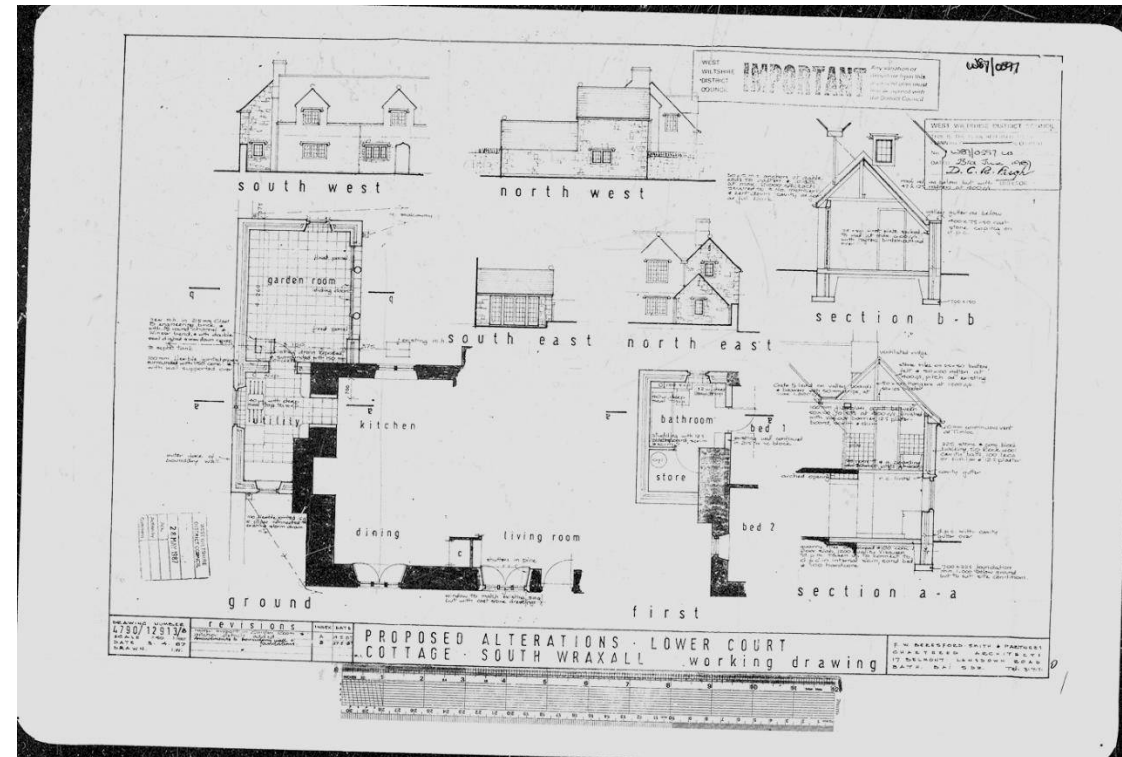
-W/00/00587/FUL and W/00/00588/LBC – new garage and log-store– approve with conditions

-W/00/01150/LBC – removal of ground floor window, installation of new French doors, replacement of first floor window with surround and frames – approve with conditions

-W/01/01724/FUL – erection of a single storey conservatory – approve with conditions

-W/02/00994/FUL and W/02/00995/LBC – single storey utility room extension (conversion of garden room to kitchen and build a new utility room beyond, cordoning off of boiler to its own space) – approve with conditions

-(Under Court Cottage) W/04/01904/FUL and W/04/01907/LBC – conservatory, garage and log-store - approve with conditions



Top – 1987 planning application drawing for a new utility and garden room extension, incidentally showing an internal cupboard location adjacent to the front elevation

Bottom – 2002 planning application drawing for a further utility room extension, showing the updated internal plan layout as exists today without the former cupboard

6. History of the Site

a) Origins of the village and house:

There has been a documented settlement in the South Wraxall area since before the Domesday Book in 1086. The area was considered part of the Bradford [on Avon] Manor and as such was not mentioned separately in the Book. In 1001 South Wraxall (as part of this Manor or Hundred) was granted by King Aethelred II to the nuns of the Abbey of Shaftsbury in honour of his brother St Edward the Martyr, in order that the nuns and the martyr’s relics would find refuge from the attacking Danes.

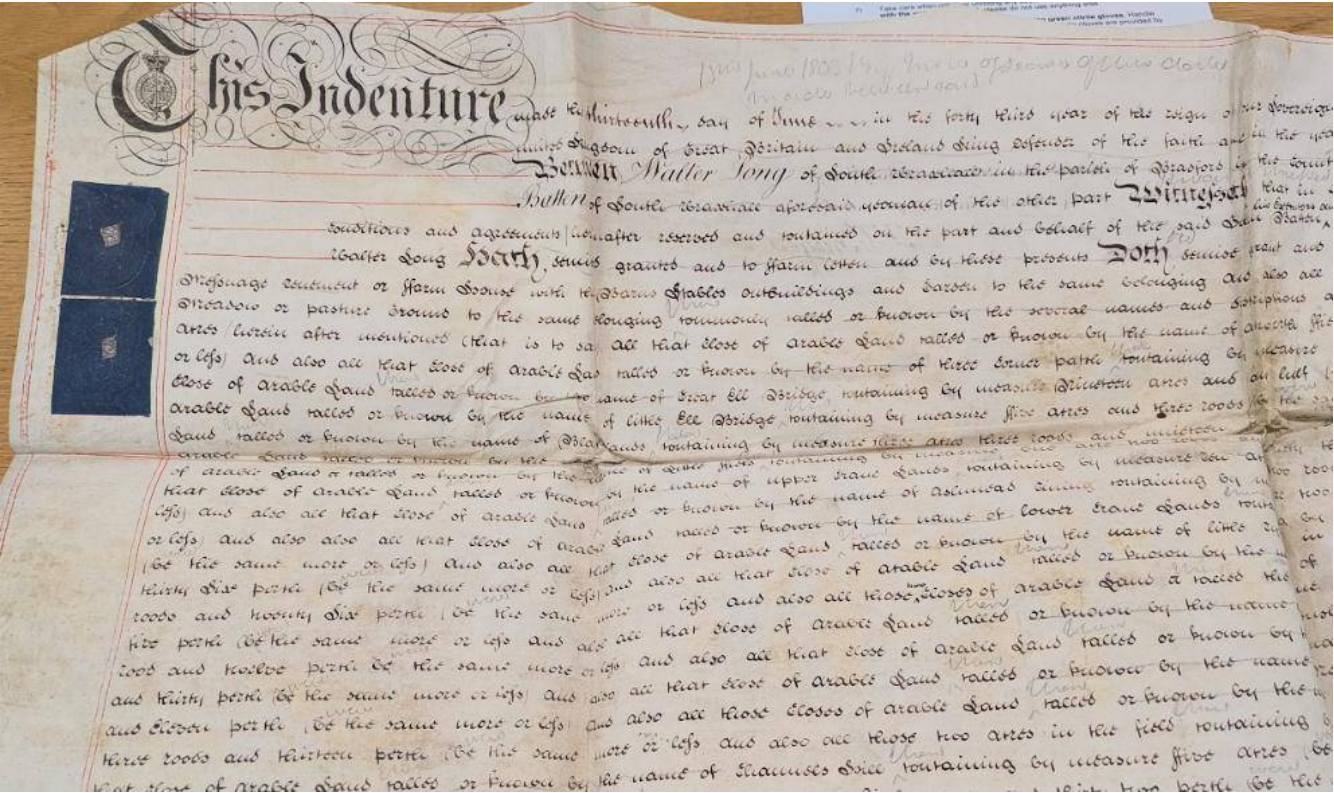
The Abbey controlled South Wraxall for several centuries, although the manor and farmsteads were sub-let to various families. For example: *“Alice, relict of Thomas Halle, died in 1427, holding land in Bradford Leigh and South Wraxall of the Abbess of Shaftesbury.”*¹ By 1377, there were 53 people in the area of South Wraxall who were required to pay poll tax, indicating that there were several landowning families and that there was some presumed wealth; the wool trade was dominant here.

The Long family came into the documented history of South Wraxall in 1429, when Robert Long was noted as having a house there². In 1433 he was granted permission to exchange lands within the village and wider area with the Abbess of Shaftesbury, for lands of the same value therein. Following the dissolution of Shaftesbury Abbey in 1539, the manor came to the Earl of Hertford, and Sir Henry Long (the great grandson of Robert Long) became the Steward-in-Chief, residing at the manor. The Long family stayed there until the 1960s.

During the Elizabethan and Jacobean periods the village saw considerable change and expansion with several of the listed properties of the village originating at this time, most likely including Court Cottage.

b) The building of the cottage(s) and early development phases:

The Long Family Manorial Estate documents are the best opportunity of discovering the origins of Court Cottage, but unfortunately the earliest of these were not available at the time of writing (they are not held by the archives and so are presumed to be in private collection should they still exist). The initial phase of building for the cottage was likely to be in the



first part of the C17th, either at the Long family’s direction or by the farmers who leased the farms and surrounding lands from them. There are two such farmsteads that are the most likely candidates for the cottage to be associated with.

One would be Mison Farm, located in Lower Wraxall. This was named after the farmer who built the farmhouse: John Mison. Inscribed over the door to the farmhouse is the date 1576 and there is an internal stone panel inscribed with: ‘GOD SAVE OUR QUEEN ELIZABETH 1575. IOHN ISON AN ELIN HIS WIFE’. John Mison was a yeoman and minor landowner in South Wraxall, whose descendants feature in the occupancy of Court Cottage in the C19th. A John Mizen owned land in South Wraxall during the 1700s and his grandsons Thomas Mizen and Robert Mizen owned Court Cottage at the time of the 1840s Tithe Apportionment documents. It is possible that John Mison or his sons could have built Court Cottage to house farm labourers or other family members after the building of Mison Farm – the era would be right - however, there is no direct line of documentation to prove this, and the cottage’s location within the village would suggest another origin.

Court Farm is the other, more likely, possibility (see image on top-right of page 6). Although the current farmhouse is likely of late 1600’s origin, the house was built on the core of another, early, C17th farmhouse. There is historical documentation from 1803 that indicates that ‘Lower Court Lands’ (and all associated messuages etc. that were on the lands) were included with the lease of lands associated with Court Farm at that time. It is possible that this has always been so, and that the cottage’s name of Court Cottage is a shortening of Lower Court Cottage or of Court Farm Cottage. Again, there is no direct line of documentation to establish this with any certainty. However, later C20th sales of Court Farm did connect Court Cottage as being part of Lower Court Farm lands.

The second early building phase may have involved the construction of an adjoining second cottage, to the north of the original cottage, resulting in the historic core of the property that we see today. This may have been undertaken in the mid to late C18th as there was a flurry of sales and rebuilding work within the village at this time³.

Above – 1803 Counterpart Lease for lands including Lower Court Farm

¹ British History Online: Victoria County Histories - A History of the County of Wiltshire, Vol 7, London, 1953 (<https://www.british-history.ac.uk/vch/wilts/vol7/pp4-51#fnn206>)

² Historic Manuscripts Commission - The Manuscripts of the Corporations of Southampton and Kings Lynn Eleventh Report, Appendix: Part III (London, 1887)

³ South Wraxall: A Book for the Year 2000, Vanessa Brett-Parker, page 84.



c) Occupancy and Ownership Data for Court Cottage:

Census, Land Tax documents, and Directories can tell us who was occupying the property and give us an idea of how the property was used during that time. The census data from the National Archives and the tithe documents are most helpful in this regard.

1803:

A counterpart lease for lands including Lower Court Lands exists between Walter Long and John Batton from the 13th of June, 1803, for the term of 21 years. This lease doesn't mention Court Cottage, or Lower Court Farm by name, but does include "*all of that close of arable land called or known by the name of Lower Court Lands containing by measure six acres three roods and thirteen perch (be the same more or less)*" and all of the messuages, tenements and farm buildings on the lands. As a leaseholder, Batten could then sub-let ownership of the cottage, leasehold, to whoever he wished. This is the likely terms that the Mizen family held the property in the early to mid-1800s.

The Mizen Family: 1840s-1860s

The Census reports from 1841 show that there were two neighbouring dwellings, occupied by the Mizen family, that made Court Cottage. One was occupied by Thomas Mizen, a 70 year old Agricultural Labourer, his wife Anne, aged 65, and their adult children Stephen, Mary and Henry, all also Agricultural Labourers. The other cottage was inhabited by Thomas' brother Robert Mizen, aged 63, an agricultural labourer, his wife Sarah, 27, and their infant son Charles, and Robert's other children: Robert Mizen, aged 29, Jane, 10 and Matilda, 7. The Tithe apportionment details Thomas Mizen as owning and occupying a property along with Robert Mizen and one other. It is likely that Thomas Mizen inherited the Cottage(s) from his father, who was the John Mizen mentioned as owning property in South Wraxall in the late 1700s. The tithe map numbers the property as 2826 and shows two dwellings on the site.

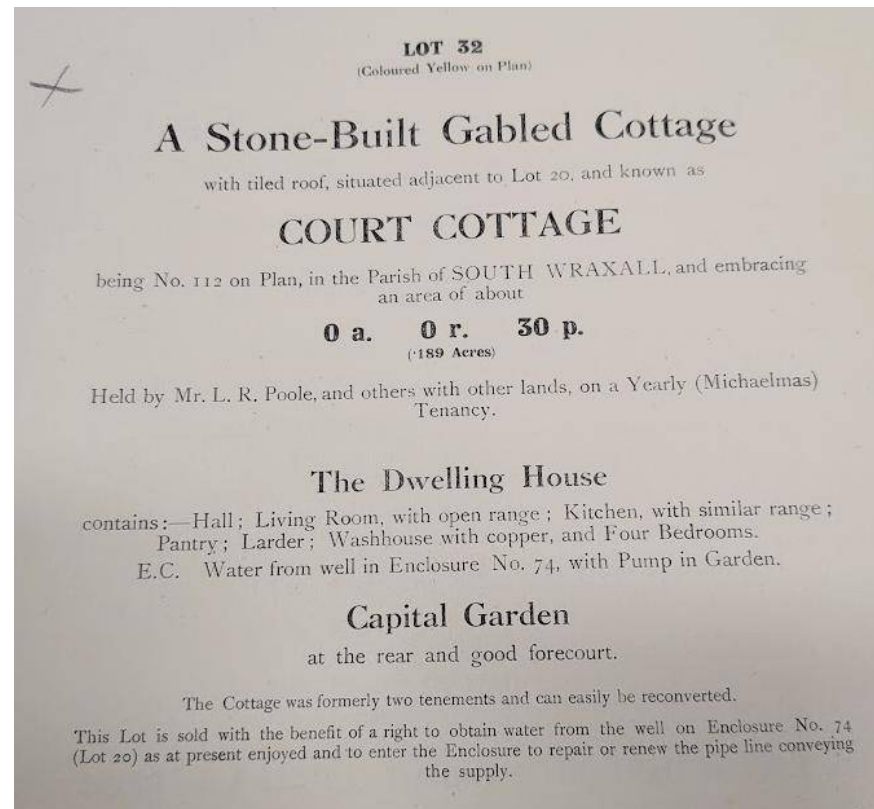
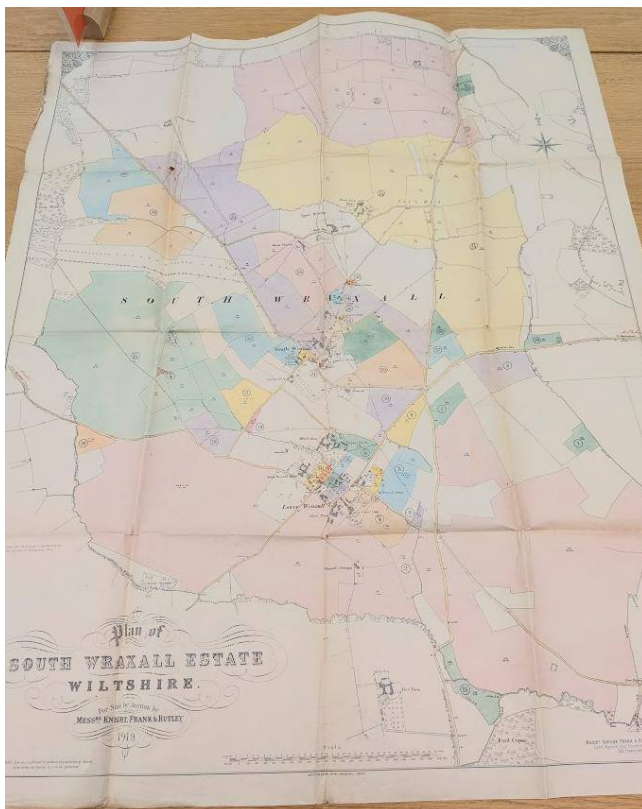
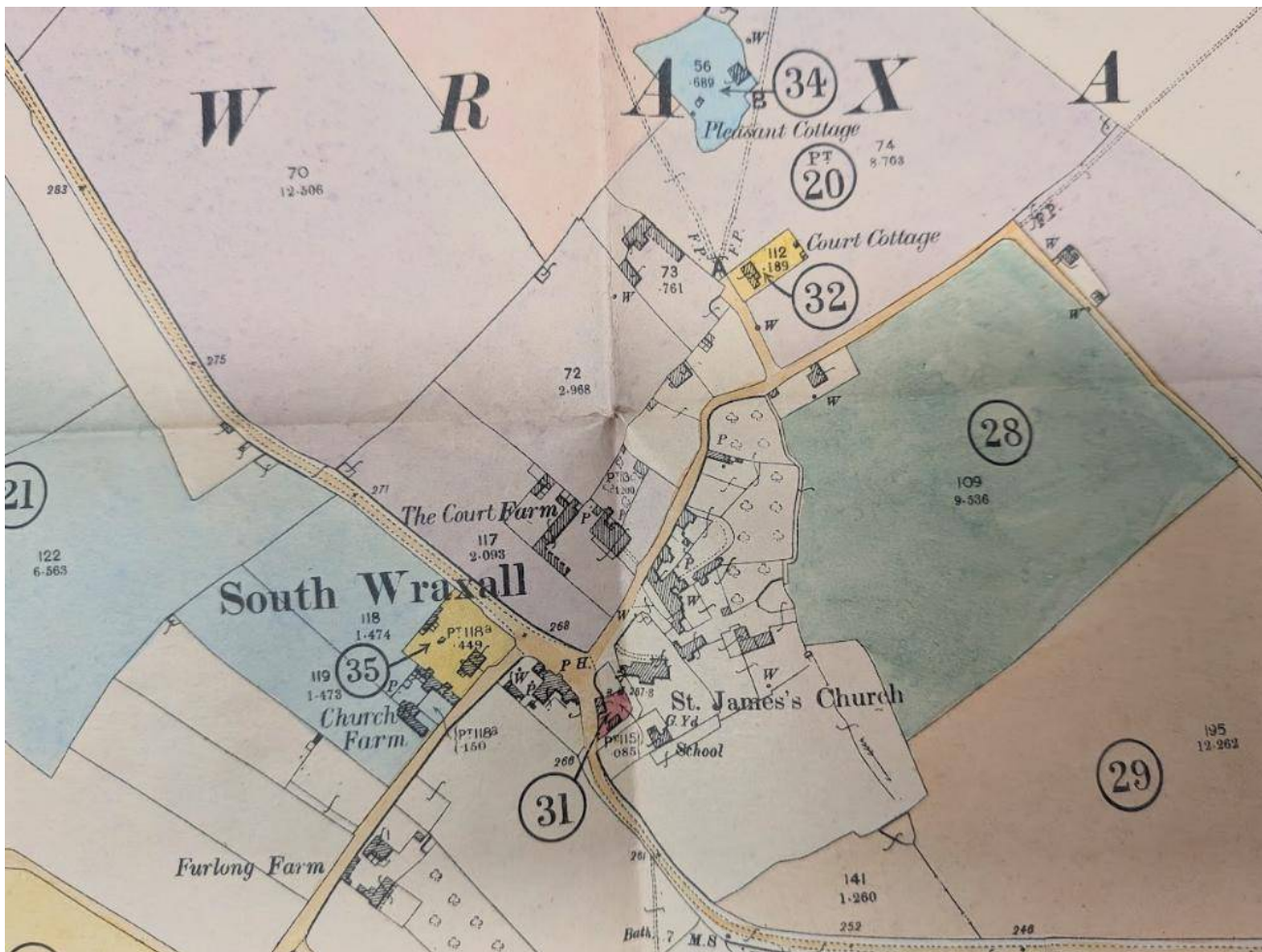
The 1851 census records Robert Mizen (Sr) as still occupying the property, now noted as 74 year old. He is joined by his youngest children: Charles, now 11 and Emily, who was 8. One of the cottages was marked as uninhabited. The property contained, definitively, two dwellings at this time.

By the time of the 1861 Census, the property was occupied by a Joseph Mizen, another Agricultural Labourer, aged 29. His relationship to the previous Mizens is unclear as he was 'base born', though his mother was an Elizabeth Mizen. He lived at Court Cottage with his wife Elizabeth (nee Gowan) and their son Jesse, aged 3. There is no indication of a second dwelling within this census; this provides circumstantial evidence that the property may have been converted to a single dwelling within the previous decade.

The 1870s - 1919

Unfortunately, the lack of clear addresses on the 1871, '81, '91 and 1901 censuses make it impossible to tell which villager was in which property in the majority of cases. Most of the smaller residences were either labelled as 'cottage' or 'South Wraxall' with no clearer references. In the 1911 Census, the property was marked as uninhabited. At some point during this period, ownership of the property transferred (or reverted back to) the Long family. A map of 1876 from the Long Estate documents, for Walter Hume Long marks the cottage as holding number 134 within South Wraxall.

Above – 1876 Estate Map made for Walter Hume Long



The Estate Sale of 1919:

As was the case for many noble families after WWI, the state of the economy and change in village demographics, meant that owning and maintaining large village estates was unsustainable and so most of the Long-owned properties in South Wraxall were put up for sale. An auction was held on behalf of Walter Hume Long (1854-1924) through Knight Frank & Rutley on the 20th May 1919. Court Cottage was Lot number 32, described as:

‘A Stone-Built Gabled Cottage with tiled roof [...] known as COURT COTTAGE [...] held by Mr L R Poole, and others with other lands on a yearly tenancy. The Dwelling House contains: - Hall, living Room with open range, Kitchen with similar range, Pantry, Larder, Washhouse with copper, and Four Bedrooms. E.C. Water from well in enclosure no.74 with Pump in Garden. Capital Garden at the rear and good forecourt [...] formerly 2 tenements and can be easily reconverted.’

Mr Poole was the leasehold tenant of Court Farm and sublet the related dwellings.

Lower Court Farm:

In 1967, the property was sold at auction again – this time under the name of Lower Court Farm. The now combined house was sold by S.T Wareham & Son and contained within the sale some of the farm buildings that had once been associated with Court Farm, now were included as a separate lot from ‘Court House’ (the farmhouse) as Lower Court Farm. This name was retained post-sale and was what the Listing Officer used in 1987.

Later C20th and onwards:

The property was referred to as Lower Court Cottage in a planning application of 1987 brought forward by Mr JW Silcocks. This application was to build the north-side utility room and rear garden room extension.

In more recent years, the property was known as Dial House, and the titular sundial was installed in 1995. Planning documents did not refer to the cottage as such until 2002, but remained as Lower Court Cottage. However, the name has since reverted back to the more historic Court Cottage, reflecting its origins and relationship with Court Farm and the Manor House.

Opposite – 1919 Estate Sales Particulars containing a ‘Plan of South Wraxall Estate, Wiltshire’ with accompanying details of Lot 32 for Court Cottage, WSHC

d) Historic Cartographic Evidence:

1773 – Andrews and Dury's Map of Wiltshire

This is the earliest large scale map available to us that shows Court Cottage – however it is not very accurate. The property is depicted on a lane that circles back from The Street to the Kingsdown road rather than up to Catshill and Wraxall Manor (Wraxall House on the map).

1808 – Ordinance Survey

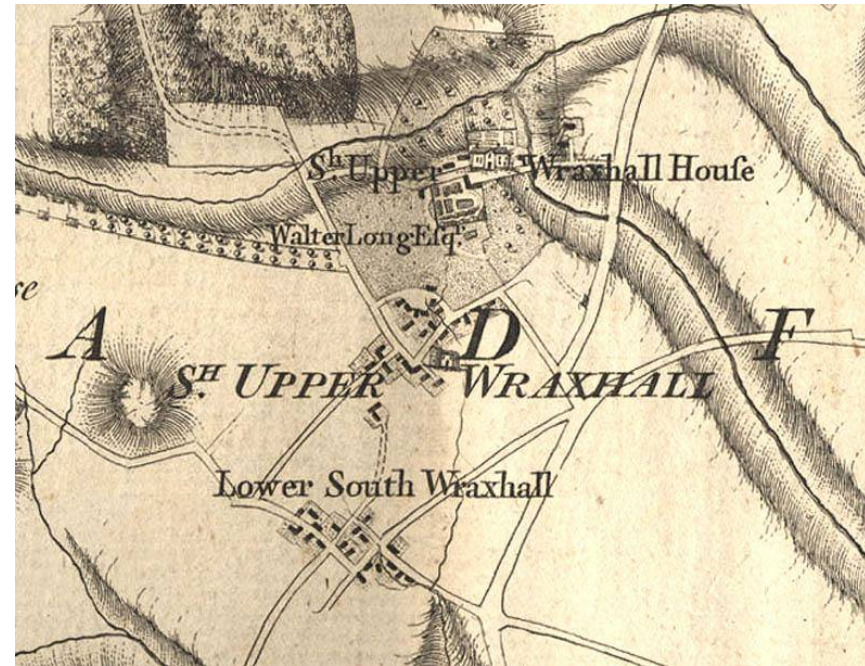
Although this map has less topographical detail than the Andrews and Dury's map, it does have a more accurate rendering of the position of the property in relation to the other buildings in the village. However, there is no detail available yet to discern anything other than the site of the Cottage and its very-approximate rectangular form.

1840 – Tithe Apportionment Map

This map is the first time we can get any definition of the footprint of the cottage(s); it is marked as 2826. It is clearly situated at the northern end of the lane, which stops just past the cottages. The second, adjoining cottage has been built and since extended slightly backwards to the North-East. From this map, however, the split into the separate residences cannot be seen.

1844-88 - OS First Edition

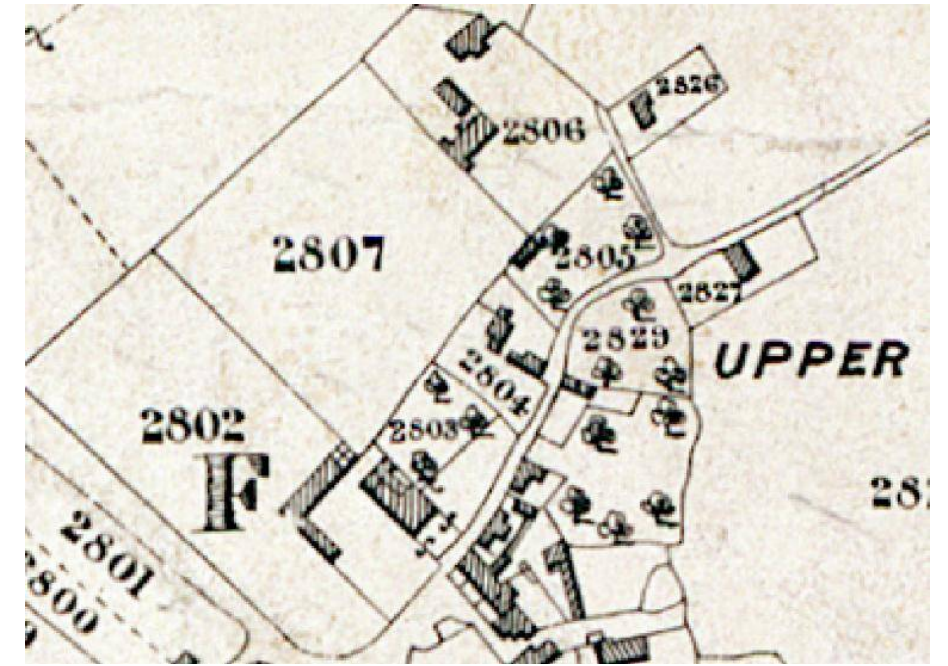
Court Cottage is marked here as 107. One can now see the probable singular division of the building (*n.b.* the elongated 'S' running through the northern half of the building denotes that the two dwellings are within the same property). There are also two small subservient structures in the garden of the properties; these are of unknown usage. The right-of-way path is now depicted leading off northwards to Catshill and the Manor House.



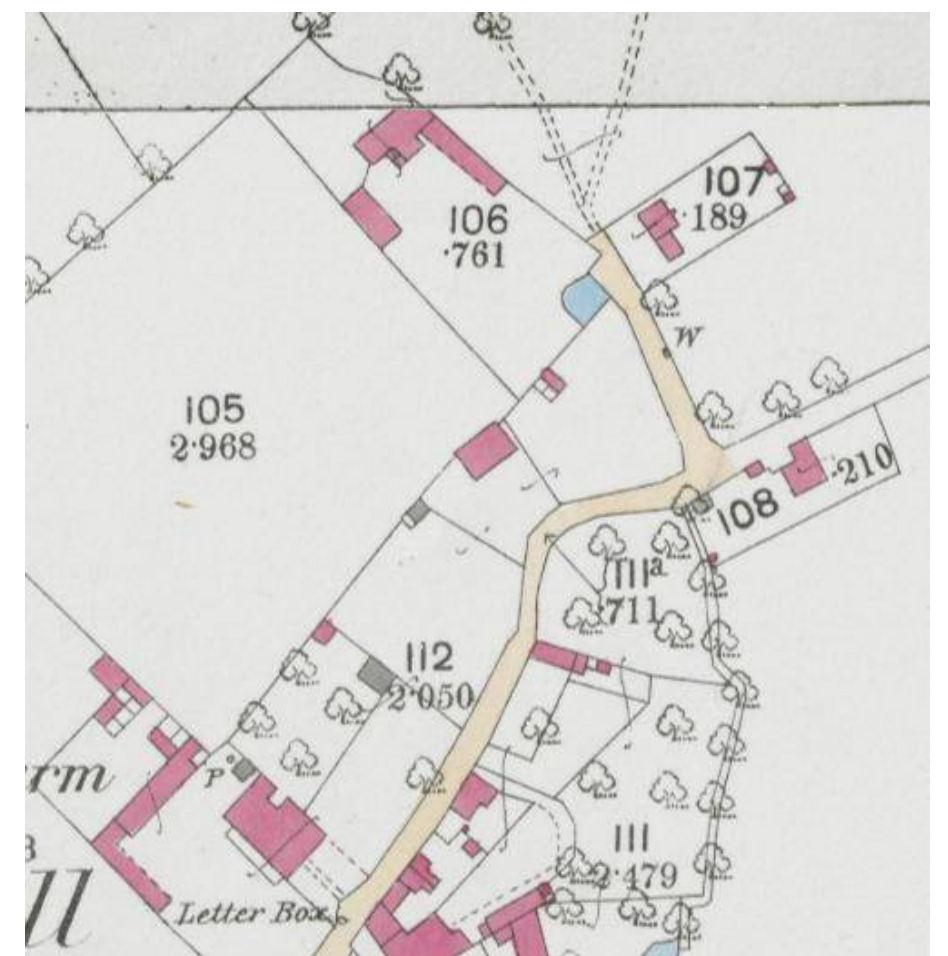
1773



1808



1840



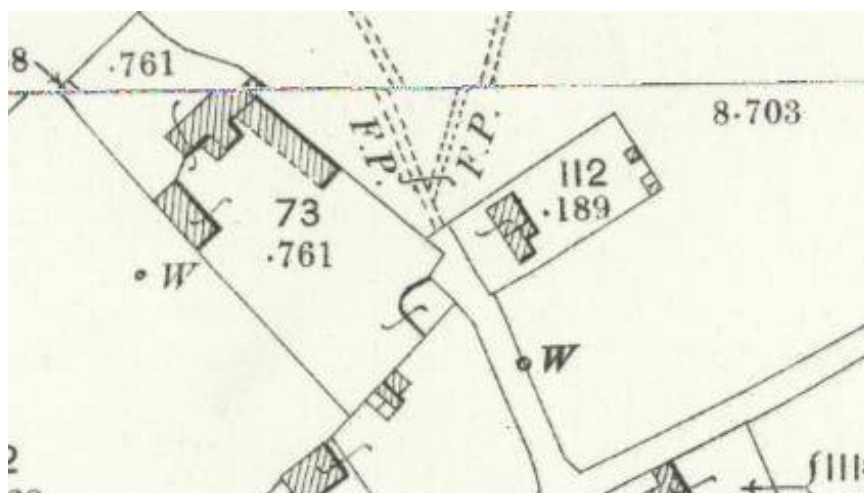
1844-1888

Top Left – 1773 Andrews and Dury's Map of Wiltshire, Wiltshire and Swindon History Centre

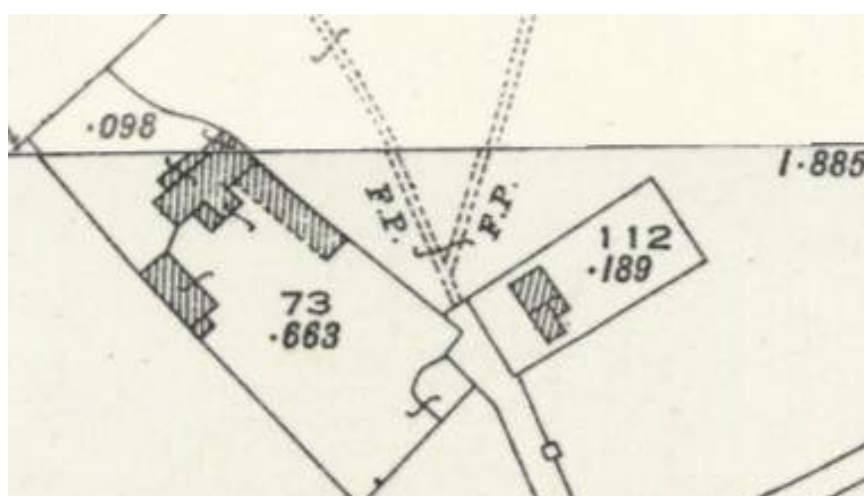
Bottom Left – 1808 Ordinance Survey, The British Library

Top Right – 1840s Wiltshire Tithes Map, www.knowyourplace.co.uk

Bottom Right – 1844-88 OS Map First Edition, www.knowyourplace.co.uk



1894-1903



1898-1939

1894-1903 – OS 25" 2nd Edition

This map is very similar to the OS First edition, but has better clarity. It shows an extension of the northern cottage which overlaps the rear elevation of the southern cottage. Due to its size, it is unlikely to be a separate dwelling. The outhouse structures are still depicted at the far end of the garden to the east.

1898-1939 - OS '25 3rd Edition

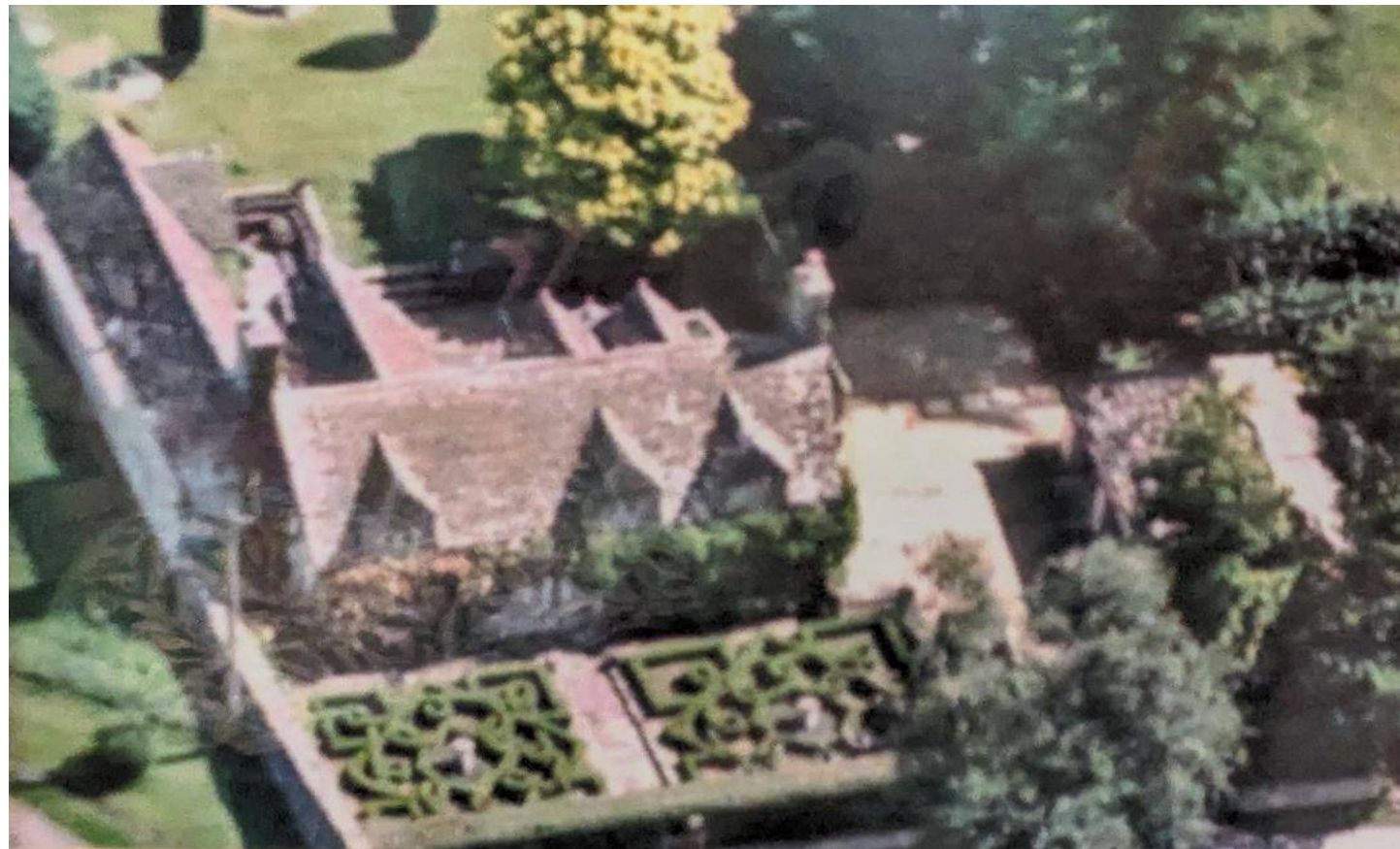
Court Cottage is still shown as two tenements, with the extension still present. The outhouse structures have gone from this map, although subservient structures for other properties are still shown. Therefore it is likely that the outbuilding were purposefully removed by this time, rather a cartographic omission.

In summary, the cartographic evidence helps show us Court Cottage's timeline through the C19th and early C20th. They confirm that the property was indeed two cottages, and that a rear extension was added post-1840.

Top – 1844-1888 OS First Edition, downloaded from Knowyourplace at <https://maps.bristol.gov.uk/kyp/?edition=banes>

Middle – 1897-1903 OS 2nd Edition, Knowyourplace

Bottom – 1947-1965 OS National Grid Map, Knowyourplace



e) Pictorial Evidence:

This researcher could not find any publicly available historic pictorial evidence for Court Cottage. Most of the (rare) historic photos of South Wraxall are centred on the Church of St James, The Longs Arms, the School and, of course, South Wraxall Manor. Wider views of the village as a whole tend to be from the open-fields area between Lower and South Wraxall, looking north, and so are not of any use to discern Court Cottage. The individual building photographs that were used in *South Wraxall: A Book for the Year 2000* were from private collections. Photographs of Court Cottage are also hindered by the high hedges – even the photograph that has been added to the listing description, from 2017, is only able to show the roofline and gable tops.

A singular aerial image was made available by the current owners of the building. It shows the property much as we find it now. Although undated, by comparison to planning application information it dates from post-2004; the finial of the conservatory gable can be seen between the two dormer windows of the rear elevation.

Opposite – Post 2004 Aerial image of Court Cottage

f) Building Derived Evidence:

Exterior:

Court Cottage has a stylistically pre-Georgian front elevation. It features hood mouldings above the two or three light window openings that are separated by stone mullions. The use of stone throughout the building, *i.e.* the exterior walls, roof, coping stones and surrounds, is typical of buildings of this age and location. Given the location and one-and-a-half storey building height, this property was likely built as domestic accommodation for local workers and their families.

Within the historic front elevation, the entrance door is one of two that used to exist. The other can be discerned easily by the infill of stone and cement based mortar within a surround of stone quoins and an arched lintel. This supports other research that the property was formerly two dwellings.

Throughout the front elevation, the window surrounds differ between beaded, cavetto, chamfered and ovolo mouldings. Most are historic, except the central ground floor window surround which is a modern replacement. A low building status is indicated by this medley. Sections have been replaced over time, with erosion and a weathered patina indicating original stone elements. It is a not-uncommon trait that window surrounds may have been re-used from elsewhere, but here the differing mouldings appear to be a feature of the building. The windows themselves are certainly not original, albeit they are still of historic merit, with 6-pane metal windows used throughout.

At the rear of the building, the phased development of Court Cottage becomes obvious. The conservatory, north-east extension and outrigger kitchen extension are clearly modern, using cement based mortar and relatively coursed rubble stone. It is the attachment of the kitchen mid-way between the corner of the historic gable and the north-east extension, with a continuation of the gable's roofline evident through the elevation, that shows the sequential modern building phases leading outwards.

There is also evidence of much alteration to the building's historic core. The ground floor gable window has stonework and mortar below it that is different to the stonework at the sides, indicating that it is a modern replacement of a former door opening. The hood-mouldings of the window above and the dormer windows are all too sharp to be historic, the left-hand side dormer has been altered with the insertion of a taller window and surround. The dormers must have been re-built for the width of windows now set within them.



Top – South-west front elevation

Bottom – North-east rear elevation





There is a single storey extension within the centre of the rear elevation, indicated as a building addition by the slightly larger stone used in its construction when compared to the historic front elevation. It is also evident that the roof has undergone significant work, likely being replaced, with differing cement-based mortar following the roof slopes of the gable.

The side elevations also both evidence the significant roof works by the stonework at the roof verges. Within both these elevations the window surrounds are too sharp and plain to be original; the north-west elevation's ground floor window is very recent and from either the late C20th or C21st. Whilst determining the exact age of the earlier plain window surrounds is indeterminate, we can suggest that they probably originate from the late C18th or the first-half of the C19th.

To the side of the north-east elevation is a modern extension that abuts the central chimney and runs towards the rear. This is evidenced by the vertical building join where it abuts. It is an awkward extension that results in a re-entrant corner where part of the chimney projects from it. The stone work used also, rather clumsily, changes from taller stone bands at the base to shorter bands in the middle, and then back to taller stones at the top.

Previous page:

Top left – Front elevation blocked-in door opening

Top right – Eroded stone mullions and head of the ground floor right-hand side window

Lower left – Front left-hand-side dormer window with beaded surround

Lower middle – Front central dormer window with cavetto surround

Lower right – Front right-hand-side dormer window with ovolo surround

This page:

Opposite – Rear elevation historic gable



Left – South-east side elevation
Right – North-west side elevation

Interior:

Ground Floor:

The principal space of the ground floor is a large living room with a large fireplace to the south-eastern elevation, featuring a bread oven recess to the right-hand-side and a low opening into the room on the left. The mantle piece and console brackets are modern, but the fireplace surround is historic, albeit redressed. A downstand principal timber beam spans the middle of the room, again a modern recreation; the side surfaces are perfectly flat and the blocked in joist holes are falsified. A ceiling timber set onto stone ledges above the fireplace is also faux; it has shrunk relative to the flat plasterboard ceiling (which an aged timber would not do) and there is residue of only a single paint layer where failed gypsum wall plaster meets it.

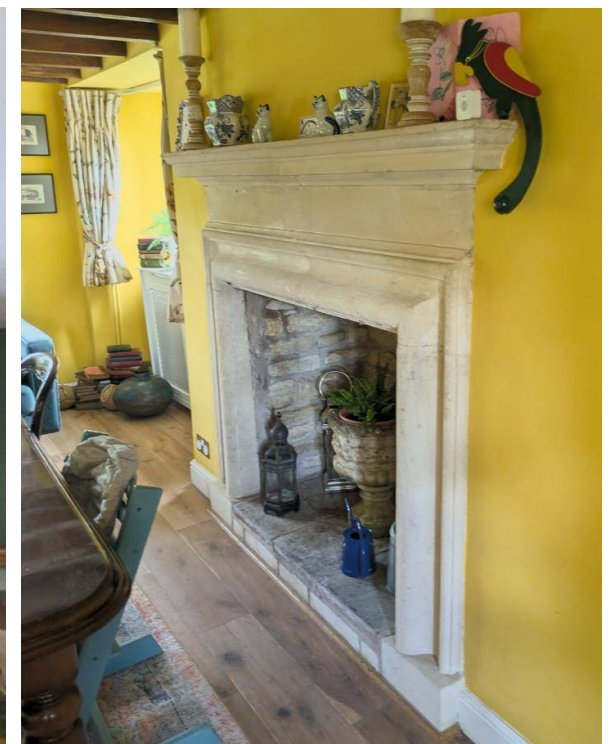
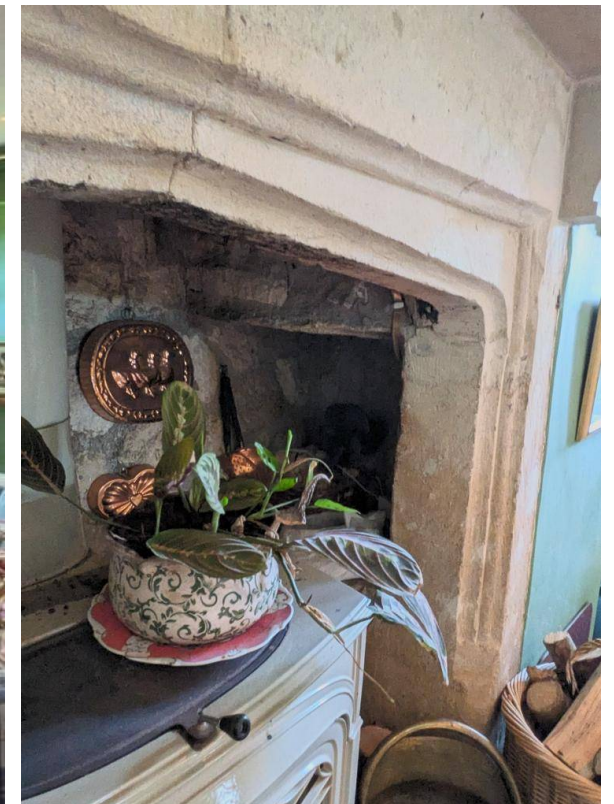
The floor finish throughout the living room is modern engineered floorboards, set onto a concrete floor.

A modern timber double-door leads through to the conservatory, a plank door with timber latch matching those upstairs leads to the rear staircase, and a fully glazed painted timber door leads to the dining room.

Within the dining room, the only definitive historic feature is the front elevation's window stonework. The stone fire surround may have some history; the heavy bolection moulding is a feature found in some early-Georgian fireplaces. However, the wide mortar joint in the centre of the fireplace head, the uniformity of the stone finish, and the lack of soot residue – not to mention the lack of a utilitarian fireplace synonymous with agricultural workers' housing – leads to this being a later replacement fireplace rather than re-dressed.

There are again modern ceiling joists with plasterboard ceiling segments between, and the continuation of the engineered flooring atop concrete.

At the rear of the building, the north-east side extension, kitchen, utility room and conservatory are all modern late C20th works.



Top Left – Living room fireplace with timber set onto stone ledges above

Top Right – Bread oven within fireplace recess

Lower Left – Modern beam spanning the centre of the living room

Lower Right – Dining room fireplace

First-Floor:

Beginning at the south-east bedroom, the relatively lowly status of the house is apparent from the simple fireplace. The front elevation window is the historic of the three windows here, following the ovolo moulding of the outside and painted in numerous layers. By comparison, the other two windows have undecorated sharp stone mullions.

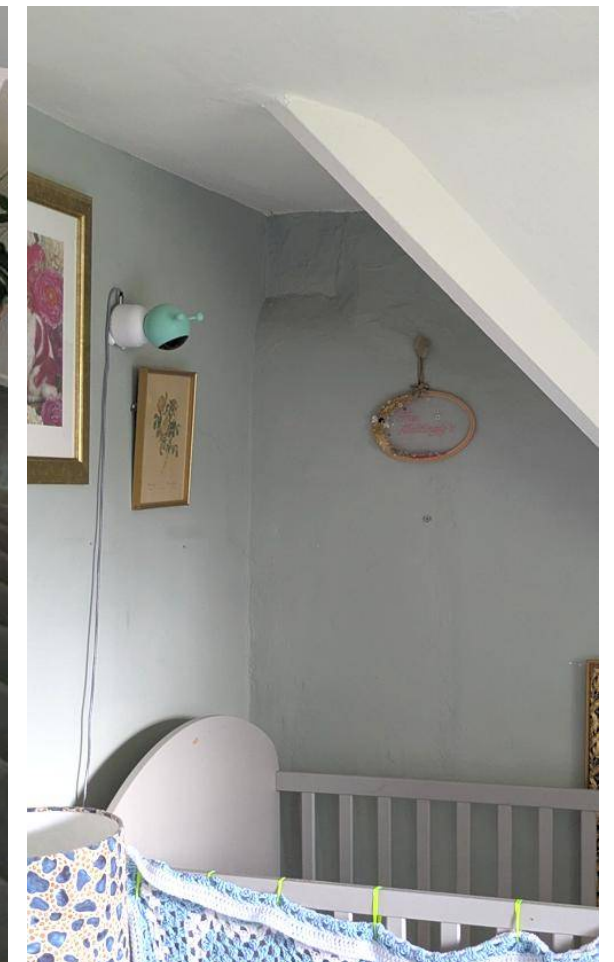
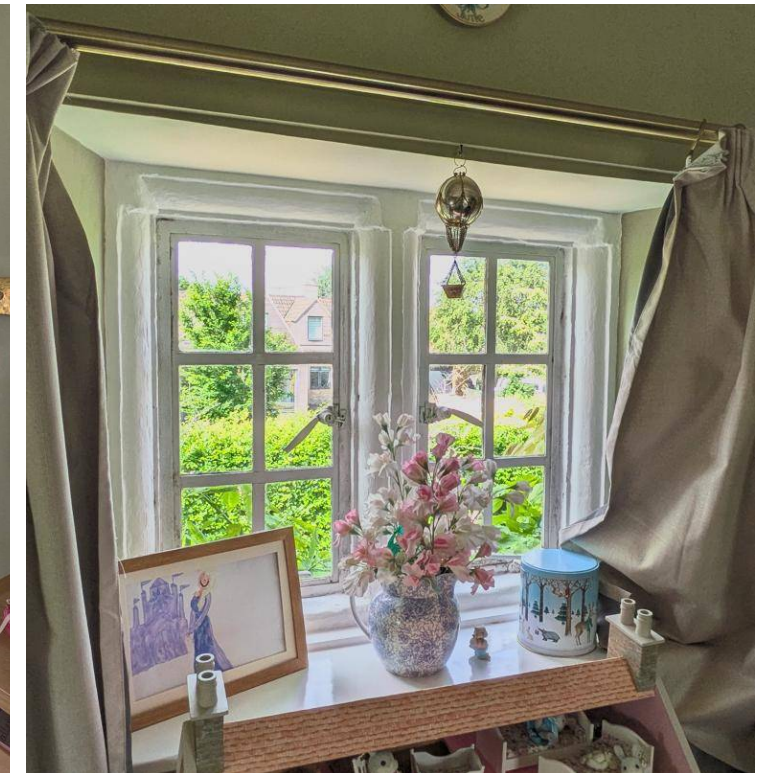
The ledged plank door to the room is modern. There is no evidence of former ironmongery, the paint is uniform, and the timber latch is not worn at all. This repeats for the other doors at this floor level, as does the torus skirting board and the door architraves

Between this bedroom and the study, the wall is solid and flat. This is notable because of the open structure downstairs. The wall widths are all consistent, leading us to surmise that this floor level was rebuilt. This led to discretely drilling a small hole into the office internal wall, confirming that it is made of concrete blockwork.

The bathroom and en-suite at the north-east end are both tiled throughout, obscuring any building evidence the walls might present.

Within the centre of the plan, the staircase leads down and towards the rear of the building. It too is clearly modern.

The only curious feature of this floor-level is within the north bedroom at the rear of the house; in the top corner of the room, backing onto the chimney, is an indent at high level. It does not appear within the adjacent bedroom, but is thought to be related to the chimney rather than a former window – the external stonework of the chimney matches the ‘core’ of the building, albeit the listing description notes that the chimney stack is ‘restored’.



Top left – Fireplace within the south-west bedroom

Top middle – Modern doors to the south-west bedroom & study beyond

Top right – South-west bedroom's front elevation window

Lower right – Blockwork dust from the office wall

Lower middle – Staircase viewed from the first-floor

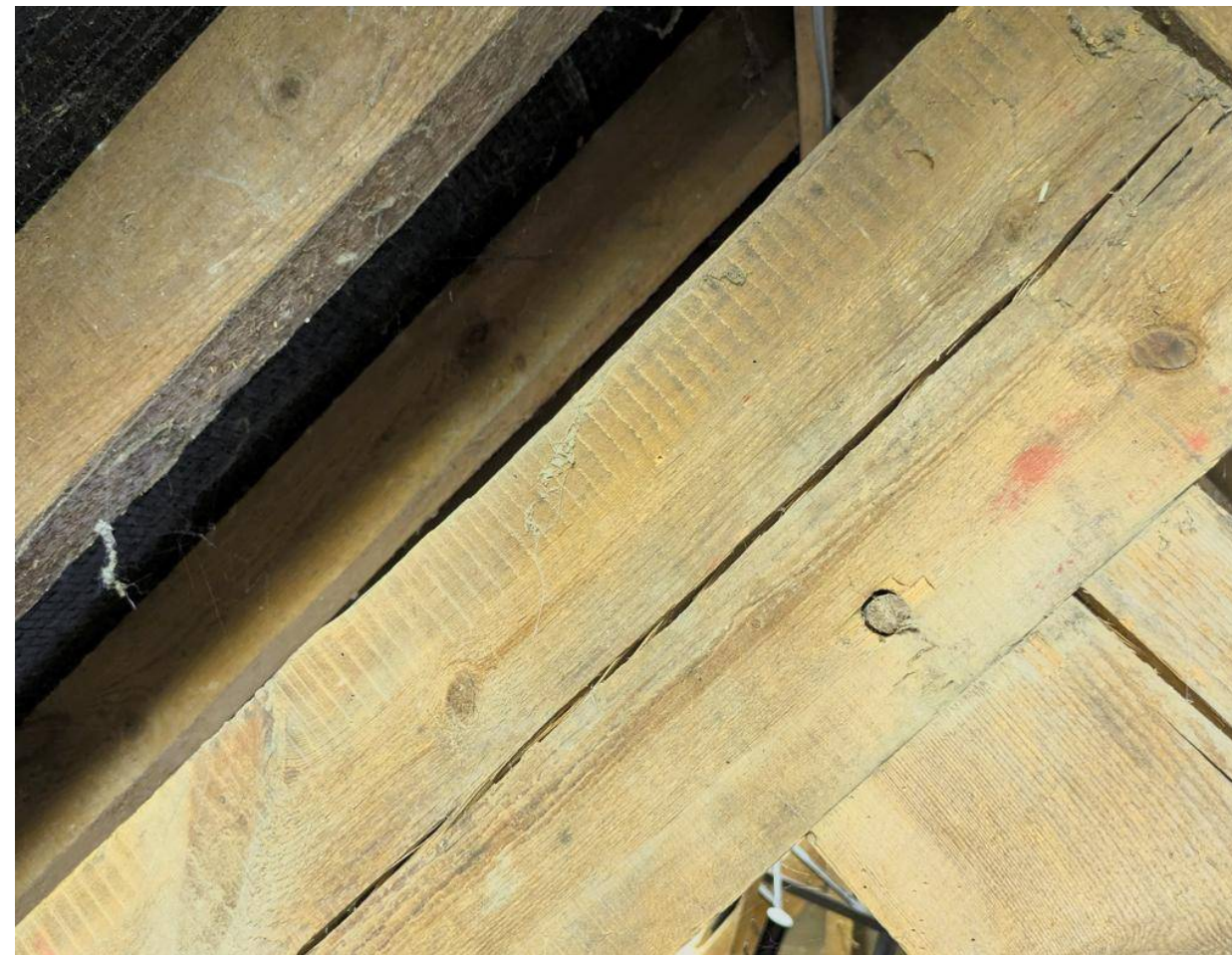
Lower right – High-level indent within the north-east bedroom

Roof:

It is immediately apparent within the loft that the roof has been renewed in recent years, with modern rafters and a bitumen based roofing felt installed. Modern loft boards cover the tie chords.

However, the roof was also renewed, and to a greater extent, in the Victorian era. There are two principal timber trusses, with pegged mortice and tenon joints, set at approximate third points along the main roof. Unlike the rafters they display evidence of inactive furniture beetle, and so are older, and also regular machine-made saw marks, indicating that they are post the Victorian industrial revolution. It is thought likely that this roof existed for some time before requiring modern renewal, hence a likely Victorian, rather than C20th age of these trusses.

The construction around the rooflight matches the rafters, with plasterboard visible from behind, as do the dormer roofs. We can surmise that aside from the two trusses, the whole roof is modern.



Top – View from the centre of the loft looking north-west

Bottom – Detailed view of truss timber saw marks

8. Historic Significances

Significance can be defined as the sum of the cultural values which make a building or site important to society. These values take into account both the physical fabric and more intangible qualities.

Evidential Value:

Evidential value derives from the potential of a place to yield evidence about past human activity. It is dependent on the inherited fabric of the place.

There is little left of Court Cottage to show how past generations resided there. The outline of the building with a rear projecting gable, the blocked in doorway of one dwelling, and the two fireplaces, show that there were two attached dwellings within which families lived. However, this is not particularly revealing of past life here. The step-back to the side of the large fireplace is indicative of a former staircase in this location, with a likely sequence of anteroom and bedroom above, but this is based on our knowledge of other buildings of this age and not Court Cottage itself. The bread oven in the living room's fireplace is the only remaining feature of evidential note.

We rate the evidential value as low.

Historical Value:

Historical value can be thought of as narratives that buildings tell, connecting people and their everyday lives though the past present and future. This value can be *associative* or *illustrative*.

Court Cottage has value as historic former agricultural worker's accommodation; due to its age alone it would be considered as worthy of listing. It is part of the wider C17th development of South Wraxall, with links to the prosperity and development of farming, in this area, and at that time.

We can find no records of important historic events that took place here, nor of anyone of historic import residing in the property.

We rate the historic value as low-medium.

Aesthetic Value:

Aesthetic Value derives from the ways in which people draw sensory and intellectual stimulation from a place, through conscious design or the way a place has fortuitously evolved over time.

The aesthetic value of Court Cottage is primarily derived from its pre-Georgian style, and particularly from the front elevation. This is furthered

by the building's weathering and naturally accumulated patina, giving the building an authenticity. However, this is tempered by late C20th work when cementitious mortar was used ubiquitously on the outside of the building, and the stonework of the extensions was not as well-considered as it could have been. Internally, any truly historic aesthetic value is derived from only the living room fireplace.

The core historic part of the building is stylistically typical of its age, but the accumulated collection of modern interventions do nothing to reveal, display, or better explain the historic core.

It is notable that the cottage has a good relationship with its setting; it is situated at the end of a narrow lane from where it has always been accessed, and it is located between the village on one side and the wider landscape on the other.

We rate the aesthetic value as low-medium.

Communal Value:

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

As a private dwelling house, Court Cottage has no communal value. It will feature in the memory of some local residents, but it is not a place of congregation for the community.

We rate the communal value as none.

9. Summary

The significance of Court Cottage is rooted in the age of its core building, its use as housing for agricultural workers historically, and to its C17th front façade and fireplace. However, the loss of the historic interior of the building has caused particular harm to the building's values. The modern extensions and the alterations of the rear and side elevation window surrounds are of little intrinsic worth; the extension to the north east is incongruent.

PART 2

HERITAGE IMPACT ASSESSMENT

10. Proposals

The proposals now put forward follow a pre-application, ref: ENQ/2024/01533, described as:

Replace rear and side extensions to existing properties, together with internal layout and external landscaping alterations

The application received a response on the 7th January 2025, following an initial appraisal by the Conservation Officer. Their appraisal letter is contained within Appendix A.

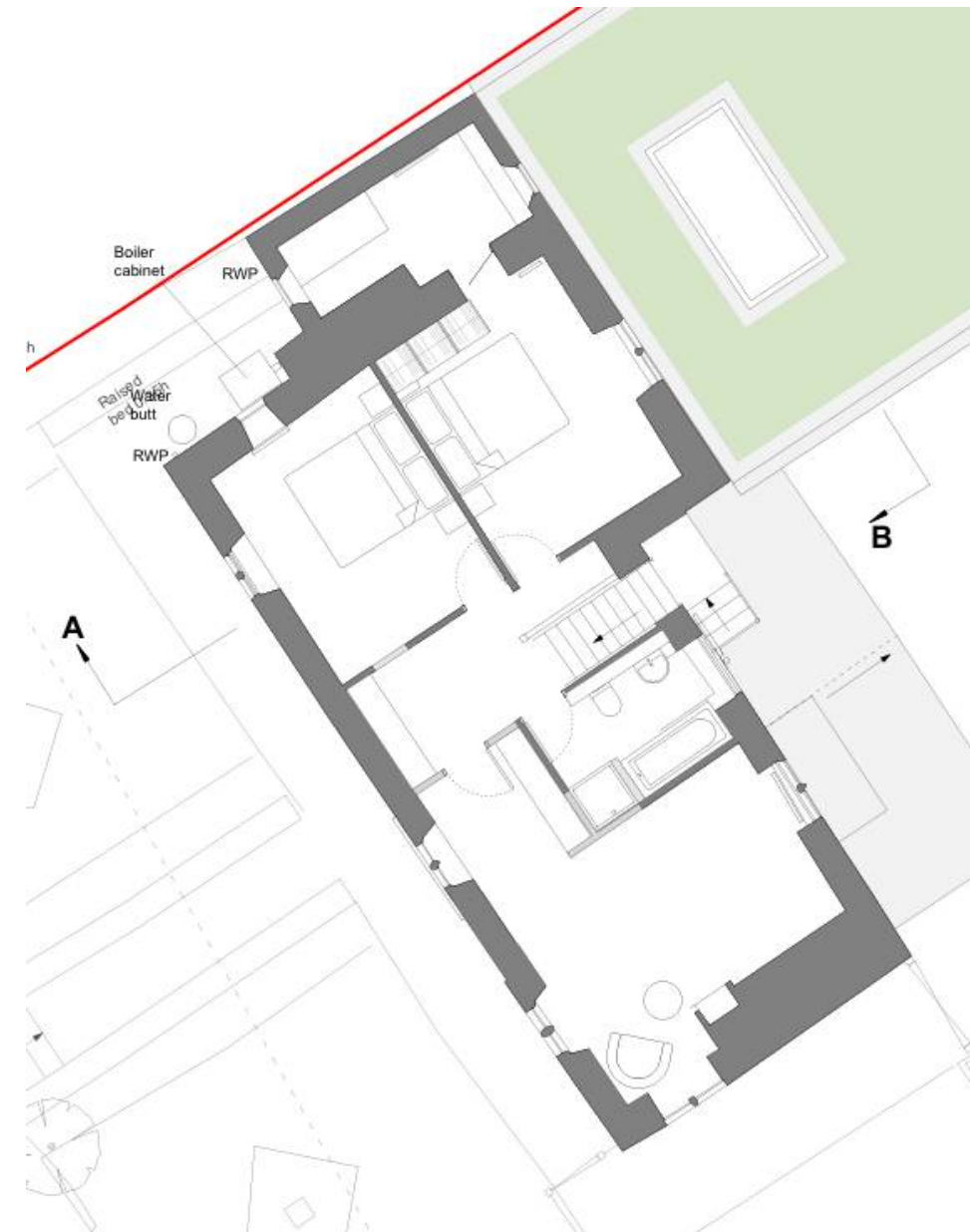
Of the changes mooted at pre-application stage, only the alteration of the first-floor walls is proposed currently. They are made of blockwork, sat atop a modern floor structure, and so their removal is not problematic. An enlarged landing and a dressing area will replace the existing office, and the south east bedroom will become the principal bedroom. The bathroom will be extended into the hallway, allowing for a shower enclosure to be installed.

Both of the doors into the enlarged bedroom and bathroom will be renewed.

There will be no alteration of the other two bedrooms.

There was little made of the first-floor alterations within the pre-application response because of the justified focus on the rear extensions. Whilst it was proposed that Court Cottage was originally three cottages rather than the two supported by census information and the arrangement of external door openings, this is somewhat immaterial; works in the 1980's or 90's saw the removal of any historic plan form. Therefore, the altered plan form now proposed does not affect any significant value.

At a later date, a second application is to follow that proposes the alteration of the modern ground floor extensions at the rear of the house. This application is intended to allow these works to progress before then.



Opposite – Plan showing the proposed layout of the first-floor

11. Heritage Impact Assessment

The Heritage Impact Assessment below uses a range from ‘Beneficial’ through ‘Minor Beneficial’ to ‘None’. On the opposite side of the scale, we use a comparative grading of ‘Minor Adverse’ to ‘Adverse’. The impact on significance is based on both the impact to the Heritage Values, and on our ability to appreciate them.

<i>Impact on the Conservation Area and the Setting of Heritage Assets</i>		
<i>Proposal</i>	<i>Impact on Significance</i>	<i>Commentary</i>
Alterations to the first floor layout	Neutral	The changes proposed at this early stage are limited to the first-floor only. There will be no change to the exterior of the building.
Impact on the South Wraxall Conservation Area and the Setting of Heritage Assets - Summary The works are considered to cause no harm to the Conservation Area or the setting of other listed buildings. This accords with the requirements of S.66(1) and S. 72(1) of the Planning (LBCA) Act.		
<i>Impact on the Listed Building</i>		
<i>Proposal</i>	<i>Impact on Significance</i>	<i>Commentary</i>
Alterations to the first floor layout	Neutral	As 1980’s or 90’s work, the first-floor layout is not significant.
Impact on the Listed Building – Summary The interventions proposed within this application will result in no change to the significant values of Court Cottage itself. This accords with the requirements of S.7(1) of the Planning (LBCA) Act.		

Appendix A

Pre-Application Response

Richard Charles-Jones

Development Services
Wiltshire Council
Tel: 0300 456 0114
Email: developmentmanagement@wiltshire.gov.uk
www.wiltshire.gov.uk

07 January 2025

Dear Sir/Madam,

Application No: ENQ/2024/01533

Application Type: Pre-Application enquiry

Proposal Replace rear and side extensions to existing properties, together with internal layout and external landscaping alterations

Site Address COURT COTTAGE, 59, UPPER SOUTH WRAXALL, BRADFORD ON AVON, BA15 2SE

On Behalf of:

I refer to your pre-application enquiry which was lodged/registered on 25 October 2024.

In response to your enquiry I hope that you will find the following information helpful.

Please note that this advice represents an officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. In particular, a planning application will be the subject of publicity and consultation in accordance with the Council's procedures which may bring to light additional issues, and as you will be aware, advice offered is based on the planning policies that apply at the time of writing.

Application Reference: ENQ/2024/01533
Application Type: Pre-application enquiry
Case Officer: Angela Ellis

Site Address: Court Cottage, 59, Upper Wraxall, Bradford on Avon. BA15 2SE
Proposal: Replace rear and side extensions to existing properties, together with internal layout and external landscaping alterations.

Summary of Officer View:

Thank you for your application validated on 29/10/2024.

Please note that this advice represents an officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. A planning application will be the subject of publicity and consultation in accordance with the Council's procedures. These and other matters which may subsequently come to light may result in additional issues being raised that are pertinent to the determination of any such future application.

The proposal is seeking advice on the proposed replacement of rear and side extensions, with associated internal layout changes and external landscaping.

This response sets out some issues and concerns for you to review.

Site:

The subject property was originally three terraced cottages appearing on 1st epoch mapping, which has evolved to the existing GII single dwelling, with many internal alterations and encircling extensions. The site is surrounded by a rubble stone boundary wall and includes a detached double garage/store and a large garden.



Location Plan and Site Photo (front garden towards garage)

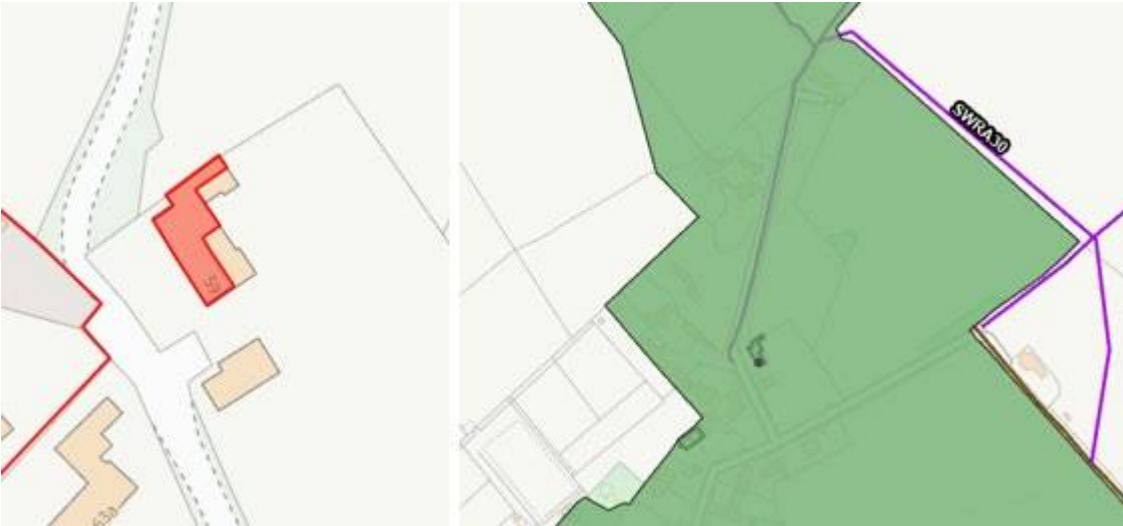
The site is within the historic settlement of Upper South Wraxall, a small village in policy terms. The village retains its historic form, character and legibility as a rural settlement dominated by farms and scattered dwellings.

The site is within the South/Lower South Wraxall Conservation Area which stretches from Lower Wraxall in the south, through South Wraxall to Upper South Wraxall in the north.



1st epoch mapping, subject property circled.

The hamlet is surrounded by historic structures - C15, GI listed South Wraxall Manor lying approx. 450m to the north, and four historic farmsteads; Little Court Farmstead to the immediate northwest, GII C17 Court Farmhouse 150m to the southwest and the late C17 GII Church Farmhouse rebuild further southwest and Furlong Farm to the south south-west.



WCC mapping, highlighting listed building and later additions. The site within the Conservation Area (shaded green), listed buildings (hatched) and PRow (purple).

The property is listed as Court Cottage, but was also previously known as Dial House and the Historic England listing identifies it as Lower Court Farmhouse and states it is 'probably early C17.' Also details that the left return has a restored external stack and there is a later gabled wing to the rear.

The village includes numerous C17 properties, demonstrating this was a period of substantial development including the many manor houses and farmsteads.

The area is rich in listed buildings including 63/64 Upper Wraxall to the southwest, across the lane and an intervening dwelling, from the proposal site.

Public Right of Way SWRA5 runs to the rear of the property enabling views of the rear of the property.

The site is also within the West Wiltshire Green belt and Cotswolds Character Area and does not include any TPOs but is within buffer zones of a hibernation roost and Bath and Bradford on Avon Bat Special Area of Conservation.

The Groundwater levels are within 0.025mm of the ground surface creating increase ground water flood risk. There is additional surface water flood risk in the area abutting the highway, and Environment Agency source protection zone 2 and 3.





Existing and Proposed Site Plans

Site Proposal:

The proposal, as per this application, and not potential tweaks, is four-fold, seeking to restore historic integrity and improving internal space for modern family living, by replacement of piecemeal extensions.

- Removal of 1980s two-storey side (NW) extension which harms the significance of the primary front elevation and side elevation, revealing the boundary wall, and reducing to a single storey.
- Removal of modern rear conservatory and a rear ground floor extension with stone cat slide roof, which would reveal the rear historic facade and boundary wall.
- Extensions to existing kitchen (modern addition as a garden room), abutting the N boundary wall, extending into the courtyard patio, of increased rear projection, to create a kitchen/dining space, downstairs bedroom, shower room and small utility area. (currently 40m², one section at two storey height, increasing to 80m²).
- Replace conservatory with single storey extension, to create a new rear entrance hall/staircase and reorganisation of confused roof lines and pitches – 10m² (currently 22m²).
- Internal layout alterations, possibly to include reorganisation of bedrooms by resiting of modern partitions, extending modern bathroom.
- External landscaping

The proposed kitchen extension would have a flat roof, allowing legibility between old and new by form and large-scale glazing. It would also require the lowering of an existing dining window to create a new doorway into the kitchen. The historic elevation of the original dwelling would then be visible from the kitchen.

Proposed materials include a flat EDPM roof with sedum covering, aluminium-framed large format glazing, natural stone and stone slate roof tiles, timber cladding to the rear entrance, allowing both elements matching the host dwelling and clear differentiation of new additions.

All as per plans and elevations below:



Existing and Proposed Ground Floor Plans – increased rear projection of 3.3m, same width, and approx. 0.7m floating roof infill to rear boundary



Existing and Proposed North Elevations



Existing and Proposed West Elevations



Existing and Proposed South Elevations



Existing and Proposed East Elevations

Relevant Planning History:

W/87/00597/LBC and W/87/00596/FUL – extension at side and rear to form utility with bathroom over and garden room – approve with conditions

W/94/00187/LBC – opening up of old built-up window and forming new window to match existing – approve with conditions

W/00/00587/FUL and W/00/00588/LBC – new garage – approve with conditions

W/00/01150/LBC – removal of ground floor window, installation of new French doors, replacement of first floor window with surround and frames – approve with conditions

W/01/01724/FUL – erection of a single storey conservatory – approve with conditions

W/02/00994/FUL and W/02/00995/LBC – single storey utility room extension – approve with conditions

W/04/01904/FUL and W/04/01907/LBC – conservatory - approve with conditions

Policies:

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

The Planning (Listed Building and Conservation Area) Act 1990

Section 66: Listed Buildings

Section 72: Conservation Areas

Managing Significance in Decision Taking in the Historic Environment
Historic England Good Practice in Planning (2015).

Lower and South Wraxall Conservation Area Assessment, 1981
South Wraxall does not have a designated Neighbourhood Plan area

Wiltshire Core Strategy (WCS)

- CP41 – Sustainable Construction and Low Carbon Energy
- CP57 – Ensuring High Quality Design and Place Shaping
- CP58 – Ensuring the Conservation of the Historic Environment
- CP61 – Transport
- CP64 - Demand Management
- CP67 - Drainage

Wiltshire Local Transport Plan 2011-2026, Car Parking Strategy

Attention is drawn to the Draft Local Plan currently being in consultation and may be adopted by time of submission of a planning application.

Key Issues:

Principle of Development
Heritage, Design and Visual Impact
Neighbour Amenities
Highways and Parking Strategy
Ecology
Drainage

Consultees:

Conservation – attended site visit with officer for informal guidance and authorising of officer's decision report.

Representations:

Not applicable.

Assessment:

Principle of Development and Impact on Openness of Green Belt and Impact on special landscape character:

The primary considerations of the impact of the proposals on the landscape;

- if it would be inappropriate development in the Green Belt,
- the impact on the openness and purposes of the Green Belt, and
- the effect on the landscape and scenic beauty of the area

The NPPF, paragraph 153, is clear in asserting that inappropriate development is 'harmful to the Green Belt and should not be approved except in very special circumstances'.

Paragraph 142 states that "the fundamental aim of Green Belt Policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence."

CP51 of the WCS, states that 'development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character ...' including the 'special qualities of National Landscapes, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.'

In considering applications where new development is proposed within the Green Belt, the following development is allowed, as per paragraph 154 c) of the NPPF:

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The NPPF does not, elaborate on the definition of 'disproportionate' addition nor does it quantify what would represent a disproportionate addition. In light of the above and in accordance with well-established planning practices, each case must be assessed on its own individual merits.

The LPA takes a broad reading of the meaning of paragraph 154(c), for 'extensions or alterations of a building' when assessing householder applications

The remaining footprint of the original cottages is 85m². The existing footprint is approx. 148m², with the proposal measuring 173m², so an increase of 25m², or a 17% increase.

The proposal does not seek urban sprawl or to further encroach on the countryside but is an extension to an existing residential structure on the footprint of existing extensions. The proposals represent a nominal increase from the existing footprint but decrease in volume by removal of the first storey of the side extension and reduction in conservatory/rear porch extension.

The proposals are for a nominal increase of ground floor footprint, all at subservient single storey level to the rear of the site, replacing piecemeal modern additions. As such, the proposals are not considered a disproportionate addition to the existing site.

The South Wraxall Limestone Lowland in this location is characterised by gently undulating limestone lowland, small to medium sized irregular shaped fields enclosed mainly hedgerows with mature trees and a strong sense of tranquillity.

The application site is located within a built heritage cluster, and is designed by siting and materiality, to integrate with the built cluster, of rural agricultural buildings that is integral to the wider landscape.

Any future application would need to highlight how the proposals do not seek to alter the experience of the dwelling within its formal gardens and wider landscape and demonstrate that proposed extensions would not be disproportionate additions.

Heritage, Design and Visual Impact:

The statutory requirement under the planning (Listed Buildings and Conservation Areas) Act 1990, is to give special regard to the 'desirability of preserving the building or its setting or any features of special architectural or historic interest.'

Section 16 of the NPPF, paragraph 212, states that 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation ... irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm to its significance.'

The Council's Core Strategy Policy CP58 'Ensuring the conservation of the historic environment' requires that "designated heritage assets and their settings will be conserved, and where appropriate enhanced, in a manner appropriate to their significance."

Core Policy 57 of the WCS begins: "A high standard of design is required in all new developments, including extensions... Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality."

Core Policy 57 of the WCS states under paragraph iii that 'new development should respond positively to the existing townscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.'

Core Policy 41 of the WCS states: "New development, refurbishment and extensions will be encouraged to incorporate design measures to reduce energy demand. Development will be well insulated and designed ..." This includes maximising the opportunity to retrofit and improved building specs for insulation.

The National Design Guide states, 'well-designed new development in influenced by an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents.'

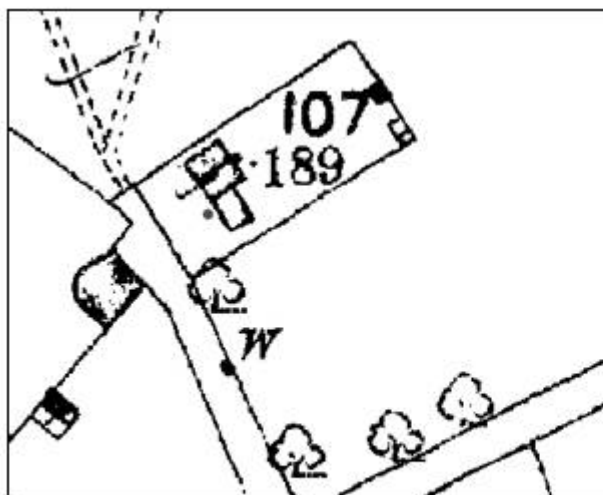
Policy dictates that great weight should be given to conserving the heritage asset. It is the property's contribution to aesthetics, vernacular architecture, materiality, landscape and group value within a rural hamlet, that if conserved, safeguards the buildings significance, preserving the streetscape and setting.



1805 'Old Series' OS map



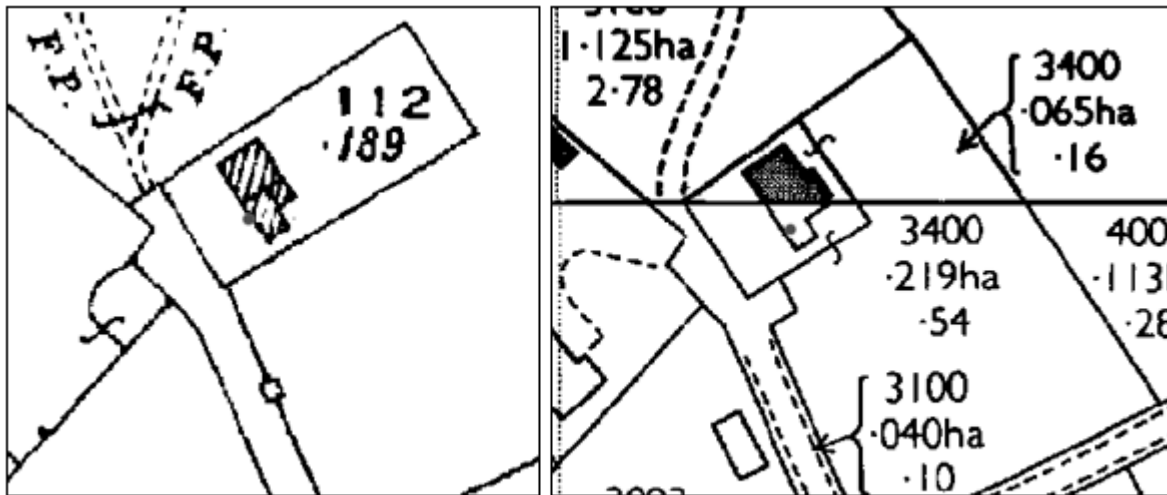
1840s tithe maps



1st epoch mapping showing three cottages and a well,



2nd epoch mapping showing further corner infill level with rear gabled wing



No changes by 3rd epoch, 4th epoch mapping incomplete and not included here, the 5th epoch shows introduction of driveway and rear extension.

GI listed South Wraxall Manor to the immediate north, is a C15 Manor House, and includes numerous cottages, farm buildings and formal gardens, as part of a wider estate surrounding the manor house. The status of this building, and tithe maps included above, give scope for further research to enable an understanding of primary use, first tenants, first independent owners, even expenses or works completed.

Historic maps reveal the building to be extant from 1805, with two larger dwellings to the NW and the SE addition being smaller, with rear additions appearing from the second epoch onwards.

With 3 original cottages however, 2 dividing walls/beams, 3 fireplaces, 3 front doorways and alcove staircases would be expected.

Given the rural, agricultural nature of the area, it could be suggested that the structure was once two dwellings with an attached barn, or all three once being agricultural structures.

Paired dwellings often have a shared central stack, and narrow, winding alcove staircases, which would have been located at the site of the modern staircase. This would explain the third cottage being smaller with a gable stack, and the historic England listing of the restored external gabled lateral stack being a later addition.

The front elevations show an infilled doorway and some roof raising, but no obvious third doorway, but could have utilised an existing wider lintel. Whilst extrapolation from maps and neighbouring buildings may hint at past forms, only further opening up will reveal greater clues of past use and evolution and could influence a future design proposal.

The proposals appear to represent enhancements of the primary front and side street-facing elevations, by the removal of the second of a two-storey inappropriate modern addition, which will reveal the original facades, with their integral legibility of evolution. Removal of the second storey would also enable the section of the boundary wall removed by the two-storey extension to be reinstated providing another heritage benefit and improved privacy. Further proposed development would be primarily to the rear such that the historic streetscape and Conservation Area would be unaffected. This heritage win offsets any potential less than substantial harm created by proposed development.

The proposed floating roof and clerestory windows to the boundary wall would enable the maximum use of the unused land up to the boundary wall and enable views through recreating views possible before the many extensions and may on balance be considered acceptable at application stage. The Design would need to be light-touch, and at a scale and design to enable this distinction.

The proposals also represent further benefits with the removal of piecemeal rear additions that hide and challenge the rear elevation and replacement with a single extension of narrower footprint, clear use and the potential for a lightness of design to enhance the rear elevation in a wholesale treatment that respects and responds to the original rear elevation.

The existing dwelling has a front door, but the driveway challenges this legibility such that a new, clear entrance is required that also meets practicality needs for a young family and improves the confused circulation spaces and internal flow.

The rear extension with a cat slide roof first appears in the 2nd epoch but its current extended form appears in the modern 5th epoch, such that there is no significant concern with its demolition, as a modern addition. A single storey extension across the rear elevation up to the gable, will allow the differing rear building lines to be appreciated, and enable a reading of the hierarchy and evolution of rear elevation and simplicity of new additions.

There are no concerns with the increased footprint or scale of the side kitchen extension, on heritage terms, as it would be single storey, sited separately from the rear of the original cottages with clear legibility. Design and use of materials will ensure elevation of any future proposal.

As per paragraph 207 of the NPPF, any future application must be supported by a heritage assessment, describing the significance of the heritage asset including any contribution made by their setting.

Neighbour Amenity:

Core Policy 57 of the WCS, part vii, requires development proposals to have “regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g., light intrusion, noise, smoke, fumes, effluent, waste or litter)”.

At single storey with no immediate neighbours, the proposals pose no concerns with overbearing, massing or overlooking.

The subject property is in an elevated position, largely hidden, behind the boundary hedge above the lane.

Given the siting to the northwest of a large plot, and spatial gaps across the lane to the nearest neighbouring properties, reduction in glazing on all but the proposed kitchen extension facing the enclosed rear garden, there are no concerns with impact to privacy.

Highways and Parking Strategy:

The Wiltshire Local Transport Plan, Car Parking Strategy paragraph 7.4 dictates that 4-bedroom dwellings require 3 parking spaces. On site provision is supported by the Wiltshire Parking Strategy.

The proposals include an additional downstairs bedroom so creating a potential increased parking demand.

However, the proposals do not seek to alter existing parking arrangements of off-street and garaged parking, providing sufficient parking space which would be policy compliant. Any future application must demonstrate its compliance with local parking strategy.

Ecology:

As per CP50, ‘development proposals must demonstrate how they protect features of nature conservation ... as part of the design rationale.’

Any future application must be supported by appropriate surveys to describe the potential for impact to bats and any other protected species, and mitigation.

Whilst the building condition suggests the likelihood of bats is low, bats can slip through very small gaps and use buildings in a variety of ways.

It is essential the potential for roosting bats is determined by an ecologist upon a Preliminary Ecological Appraisal site visit. From this, it can be determined if any further survey is required.

Any future applications should include, if relevant, baseline BNG details and proposals.

Drainage:

CP67 of the WCS, Flood risk, highlights that “development proposed in flood risk zones 2 and 3, will require measures to reduce rainwater runoff and improve sustainable urban drainage.”

The proposal site is within flood risk zone 1, with the additional risk of groundwater flooding.

The NPPF, footnote 63, states that development in flood zones 2 and 3, should be supported by a site-specific flood risk assessment, but for applications in food zone 1, a flood risk assessment is required for land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

Householder development is considered Minor Development, under the Flood Risk planning guidance, if “physical extensions to the existing dwelling itself,” and, barring a few exceptions not relevant here, “are unlikely to raise significant flood risk.” The proposal to remodel an existing property, is therefore deemed to not result in any loss of land prone to flood risk. The existing drainage arrangements are unaltered by the proposals.

Any future application will be assessed as to whether it is deemed to be safe for its users for the intended lifetime of the development with respect to the level and nature of the flood risk and must include SuDS design elements.

Advice regarding Procedure, Consultation Arrangements: Should a planning application be submitted for the proposal set out in this pre-application enquiry, consultations would be sent to the Parish Council, Highways team, Arboricultural officer, Drainage team and neighbouring properties.

Advice regarding Building Regulations: This proposal may require separate approval under the Building Regulations. Wiltshire Council's Building Control department can be contacted on 0300 456 0113 and are happy to provide you with free Building Regulation advice on this proposal and discuss this project further. This will help to ensure that the final decisions are compliant with the Building Regulations and may help save you time and money.

Advice regarding submitting an application: Wiltshire Council has adopted local validation checklists, which need to be reviewed when preparing and submitting an application for planning permission. These will provide you with a list of documents that are required, as well as setting out the relevant scaled drawings. Further information is available online at:

<https://www.wiltshire.gov.uk/planning-submit-planning-application>

For the avoidance of any doubt, all submitted plans will need to be drawn to scale, with a clearly marked scale bar.

Yours faithfully

Yours faithfully

Head of Development Management

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