

Design Statement

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



existing front photograph

April 2026

Introduction

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

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

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

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

Recent Planning History

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

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

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

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

PL/2026/02254 - APPROVED - Removal of existing conservatory and single-storey rear infill extension; re-roofing; minor alterations to front dormer window pitched roofs; replacement front porch, replacement of existing windows and doors; alterations to rear elevation fenestration in modern extensions; relocation of external oil-fired boiler; and associated internal renovations.

Proposed Works

1. Replacement and relocation of detached garage building
2. Inclusion of in-roof solar panels & battery storage to replacement garage building
3. Replacement of oil-fired boiler and associated tank to main house with air source heat pump

Design

The proposals to relocate the detached garage building are intended improve the hierarchy of development on the site and give a greater importance to the setting of the host dwelling.

The erection of the existing garage building in the 1980's situated the outbuilding forward of the host cottages principal façade. In order to move the outbuilding to a subservient location, it is proposed to relocate the garage further within the plot, resulting in an improved driveway & parking provision and vista to the east.

In-roof photovoltaic panels are included within the replacement building together with battery storage, while the oil-fired boiler serving the host dwelling is also replaced with an electric air source heat pump.

The current garage is undersized by modern standards, so a modest size increase facilitates parking for 2no. cars. The increase in build form is offset by the removal of the previous single storey rear extension and summer house within the garden.

Appearance & Materiality

The palette of materials proposed is a closely aligned to the previous improvement of the host dwelling, both simple and complementary. This allows the historic built elements on the plot to be clearly elevated and the contemporary additions understated.

The roof of the replacement garage will remain in clay double roman tiles, incorporating in-roof photovoltaics, while the existing stone will be repurposed in the eastern stone gable that rises from the boundary wall. The remaining facades will be in clad in timber, with the painted garage door apertures framed in solid oak, on a contemporary saddle stone.

Privacy & Impact

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

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

Access & Parking

The primary access both pedestrian and vehicular will remain unaltered as part of the proposed works, but the relocation of the garage building will allow for the creation of additional driveway parking and turning space, in what is currently a compromised and under provisioned situation



existing rear photograph of new garage location

Ecology

The presence of fauna on site is well known, and this application is accompanied with a Preliminary Ecological Assessment to address both the presence of bats and newts within the application area alongside the proposed alterations.

It is proposed to relocate the large formal ornamental pond to facilitate the garage relocation. It will be relocated into a more natural form in the centre of the rear garden, as part of a cluster with the two retained smaller ponds.

An existing apple and silver birch trees are also to be felled to allow for the relocated garage, together with a former maple stump and a non-native palm to the rear garden.

Conclusion

This application seeks to assess the case for the further improvement of both the public and private perception of no.61. This is offered through the relocation of the detached garage to a more appropriate location to allow the original cottage to be clearly appreciated.

We feel the proposed scheme builds upon the recently approved PL/2026/02254 to balance the built forms and positively contribute to the site, heritage asset and wider conservation area.