



Street view

2114 - 33C Lower South Wraxall

DESIGN AND ACCESS STATEMENT, September 2026

BACKGROUND

This is a resubmission of a scheme previously approved in 2023 with reference PL/2023/01262.

EXISTING

Lower South Wraxall is a small village located between Bradford-on-Avon and Box, in Wiltshire.

Although many of the local houses are traditional stone built structures, a variety of other styles are present with a number of 20th and 21st Century buildings.

No 33c is on the southern side of the village and part of a small collection of houses built in the second half of the 20th Century.

It is of traditional form, with recon stone walls and tiled pitched roofs. Windows and doors are dark brown with a fenestration typical of the time.

Volumetrically, the main body of the two storey house runs parallel to the road and is gabled at both ends. On the RHS a projecting element provides a gable end facing the driveway and on this side, extending to the rear of the two storey building, there is a garage and additional single storey structures with a flat roof.

Overall, the house is of low architectural merit and appears somewhat dated.

The applicant would like to modify the spaces within the house, provide some additional accommodation and a better quality dry garage. They would like to uplift the appearance of the house to bring it into the 21st Century and improve the general appearance.

PROPOSAL

The single storey structures on the side of the house are to be demolished and replaced with a two storey side extension.

The new element continues the main building line, set back from the projecting gabled volume. At ground floor, the new garage occupies the same footprint as the existing, with a lean-to roof up to the two storey extension.

Two small single storey extensions are proposed at the rear of the house and to better connect to the garden. These will have a flat roof with overhanging eaves all along the back of the house, tying together the composition of the facade and providing a high quality detailing to the roof with a hidden gutter and cladded parapet.

In order to improve the appearance of the building, the fenestration is to be changed with a more contemporary design and all windows and doors will be grey. This is a more subtle recessive colour that complements the facing materials.

Elements of the facades are to be faced in natural timber cladding, buff stone slips and stone coloured render, providing visual interest and softening the existing elevations which are currently all recon stone.



Front view of house



Rear view of house

LOCAL CONTEXT

Although there is a general local vernacular, there are numerous examples around Lower and Upper South Wraxall of more modern houses in a variety of styles and materials.

Timber cladding and grey windows are both present and the proposal would not be out of place in this context. The neighbouring property has also had approval for a very similar pallet of materials.

It is not uncommon to find dwellings that have been extended and modified in similar ways to our proposal, including the neighbouring 22b

The examples shown illustrate this variety.



Properties with timber cladding and grey windows



More contemporary properties with grey windows and render



Other properties with timber cladding



CONCLUSION

The proposed extension will replace the flat roof garage and structures at the rear of it with a more appropriate extension that integrates with the form of the main house.

The changes in fenestration, colour of windows and facing materials will visually improve the appearance of the house, resulting in a higher quality building.

The scale of the extension and the choice of materials is appropriate and sympathetic to the surrounding area of South Wraxall.

The proposed scheme will upgrade the house both visually and spatially and will have a positive effect on the property and its setting.