

622 The Tynings, Norton Bavant

Design & Access Statement - Rev P01 - 07/10/2026

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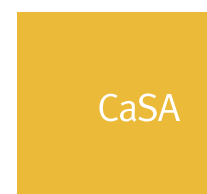
Document Control

Job Title:	The Tynings
Job number:	622
Report title:	Design & Access Statement
Report number:	D 001
Revision:	P01
Date of issue:	07/10/2026
Purpose of issue:	Planning
Compiled by:	CaSA Architects

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ARCHITECTS

1.0 Introduction

- 1.1 CaSA Architects have been appointed by the owners of The Tynings to coordinate a design strategy for external and internal alterations of the existing dwelling to improve the layout , the thermal performance and appearance
- 1.2 The property address is, The Tynings, 32 Norton Bavant, Warminster BA2 8QB. The design has evolved from first principles following a contextual study of the local area and careful analysis of the dwelling and the applicant's brief. The proposals are intended to demonstrate a commitment to high quality, environmentally conscious design, resulting in a home that is suitable for contemporary living.
- 1.3 This report has been developed to set out the design considerations underpinning the proposals for The Tynings, and this document forms part of a Householder Planning Application comprising of the following information:
- As Existing Survey Drawings by CaSA Architects
 - As Proposed Design Drawings by CaSA Architects
 - Design & Access Statement by CaSA Architects



Ariel View of The Tynings site

1.4 Relevant Planning Policies:

- Wiltshire Core Strategy (2015)
 - Core Policy 31: Spatial Strategy for the Warminster Community Area
 - Core Policy 41: Sustainable Construction and Low Carbon Energy

2.0 Existing Site & Local Character

- 2.1 The Tynings is a detached dwelling situated within the Parish of Norton Bavant, just outside Warminster. The property sits in an isolated position to the north-west of the hamlet within Norton Bavant. The dwelling is surrounded by flat landscape and the position of the site allows for expansive views across the surrounding countryside and farm land. It is located a significant distance from neighbouring residential properties, although Yew Tree Farm lies nearby to the North. The Tynings is an unlisted property and is not located within a designated conservation area.
- 2.2 The Parish of Norton Bavant is in the Wylde Valley in Wiltshire, about 2.5 miles South East of Warminster, outside of the Cranborne Chase & West Wiltshire Down Area of Outstanding Natural Beauty (AONB). The settlement doesn't fall within a Conservation Area, or the AONB.
- 2.3 The parish benefits from an expansive rural landscape setting, which is fundamental to both its spatial character and the appearance of its built environment. Buildings in the parish are predominantly constructed from local stone and brick and roofs are constructed from clay tiles, thatch or slate.
- 2.4 Access to the site is gained via a road connected to the B3414 that also serves Yew Tree Farm to the North. The road takes you to the front of the property, where there is an open parking area and a detached garage/workshop. The garden continues around the sides of the dwelling, with the principal garden space located to the rear (South West side) of the house. The garden is private, with no visibility from the B3414 and the road connecting to the house.
- 2.5 The existing cottage's massing and materiality has been altered over time. A shed and outbuilding have been added and since 1983 poor quality extensions have also been introduced. Firstly, to the South East side of the cottage, then later to the South West, connecting both extensions and covering the rear elevation of the cottage. The material choices and massing of the extensions were not in keeping with the original character of the cottage. Poor layout of these extensions and cottage have created a disjointed living arrangement. Despite the dwelling being surrounded by garden and enjoying open South-easterly views across the surrounding landscape, it has little space that connects to it.

3.0 Proposals

3.1 Layout and Design

- 3.1.1 The proposals seek to enhance the layout of the main house with internal alterations and replacing the extensions with an open plan arrangement. This will improve the spacial qualities of the home and create a better connection to the garden and surrounding views.
- 3.1.2 Externally alterations to the existing cottage are minimal, to maintain the original character. Internally, to the ground floor of the cottage, the existing two rooms have been retained, with alterations to include a WC and family bathroom. The existing cottage, had several front doors, with the proposal seeking to simplify this; a new front door located to the North (front) Elevation, with porch.
- 3.1.3 The existing 1983 extensions are to be removed and replaced with a more open plan arrangement with sliding doors to the rear elevation allowing for connection to the garden, from the principle living area. The removal of the existing extension to the rear elevation, will expose the existing cottage elevation.
- 3.1.4 The roof of the cottage and the dormer on the front Elevation (North East) is to be altered while still retaining the existing massing and scale. To the rear Elevation (South West), the central existing dormer is to be removed and replaced with dormers equally spaced across the new roofscape, creating a sympathetic design to the existing elevation of the cottage. External alterations to window and door openings have been carefully designed to remain proportionate to the original dwelling. Rooflights are also being introduced onto the North West, South East and South West elevations for further daylight and views across in rooms.

3.2 Size and Scale

The two extensions will be removed, both extensions are of poor quality. The proposals seek replace the extension to East, utilising the existing foundations. The overall volume of the proposed is a reduction from the existing. Whilst the new extension, massing is taller in height, in order to comply with building regulations. The flat roof design maintains the existing condition whilst creating a subservient massing to the existing cottage, sitting below the eaves.

3.3 Materials, Appearance & Visual Impact

- 3.3.1 The existing paint on the cottage is to be removed, exposing the original stone and brick work. On the extension brick and buff render are proposed to harmonise with the exposed stone.
- 3.3.2 The existing PVC windows on the cottage are to be replaced by aluminium/composite windows. The proposed and altered dormers are contemporary in design and dressed with an aluminium trim. The existing roof is being replaced with a plain clay tile finish that will compliment the local vernacular of Norton Bavant.
- 3.3.3 The visual impact of the two dormers is balanced in relation to the forms and scale of the existing house and the revised openings and elevations are respectful of the cottage's character.
- 3.3.4 The dwelling is partially visible at a great distance from local roads such as parts of Watery Lane and the B3414 but these views are significantly screened by the surrounding vegetation. In both instances, the lower portion of the building is largely obscured, and therefore so will the proposed extension. As a result, the overall visual impact of the proposal on local views will be minimal.



Existing South West Elevation



Proposed South West Elevation



3.4 Accessibility and Parking

3.4.1 Accessibility and parking arrangements remain unchanged and are unaffected by the proposed works.

3.5 Landscape and Ecology

3.5.1 The proposed works seek to retain and enhance the existing landscaped character of the site, which contributes positively to both the amenity of the property and the wider Conservation Area. The proposed alterations will have minimal impact on the ecology and biodiversity of the site.

5.6 Sustainability

5.6.1 A fabric-first approach will be adopted for all new construction elements. This will address long-term environmental performance by incorporating high levels of thermal insulation and airtightness to reduce energy consumption.

5.6.2 Externally, materials have been selected for their durability and longevity, reducing the need for premature replacement or ongoing maintenance.

4.0 Conclusion

4.1 The proposed works at The Tynings have been carefully designed to enhance the functionality, appearance, and setting of the existing dwelling, while remaining sensitive to the character of the local vernacular

4.2 The proposal will deliver a home that functions more effectively for modern living, with improved internal layout and stronger visual and physical connections to its surroundings. The addition of large sliding doors to the terrace and gardens from the extension will create a high-quality living space. These changes respect the scale, materials, and proportions of the original building, while enhancing the relationship between internal and external areas.

4.3 This development represents a positive, high-quality, and contextually appropriate enhancement to the property. It improves the function and enjoyment of The Tynings without negatively impacting its setting, and aligns with local planning policies. Overall, the proposals support the long-term sustainable use of the home within its sensitive rural context.