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Date

5398/IMM

17th June 2025

DESIGN AND ACCESS STATEMENT FOR PROPOSED BARN CONVERSION, HUNDRED ACRES FARM, SOPWORTH, CHIPPENHAM, WILTSHIRE, SN14 6PP

1. Property Description

Hundred Acres Farm is located between the villages of Sopworth to the west and Sherston to the east, in the Cotswolds Area of Outstanding Natural Beauty. The site is accessed by a private drive from the North and is surrounded by open farmland bounded by Cotswold stone walls and post and rail fencing.

Adjacent to the north the main farm house that was extended and approved under ref PL2023/03217 is a redundant barn.

The barn takes the shape of a traditional Threshing Barn with a lean to extension to the South East Elevation and single storey blockwork clad building to the west.

The main barn roof is covered in natural stone tiles with the lean to and single storey building being covered in profiled asbestos roofing.

The barn is approached by a hard standing drive from the main road and round to the south elevation.

There is an area of mowed grass to the north of the barn, the remaining land is paddock land.

The barn has been inspected and a survey report prepared by David Partridge chartered engineer dated 22 April 2025, a copy is included within this application.

A preliminary roost assessment was carried out by ACD Environmental on 7th April 2025, a copy is attached to this application this is under section 3:3 confirmed no bats were found, any potential gaps in the stonework or roof will be covered in during the course of the conversion.

2. Proposed works

The barn is a valuable asset to the main farm house and in its current form, detracts from the overall setting of the site and area.

It's proposed to convert the barn to ancillary accommodation used in conjunction with the main farm house and used for guest overflow of the main house or aged relatives. A small lean to additional entrance lobby is proposed to the north elevation constructed un a natural stone with traditional stone tabling to verges and a patent glazed roof.

During the conversion its proposed to divert the main drive around to the east of the barn towards the entrance to the main house to provide a more suitable approach.

The drive will have planting both sides with trees as indicated on the proposed site plan.

Parking for two vehicles is provided on the north elevation.

3. Appearance and materials

The walls of the single storey building will be clad with vertical cedar untreated and left to silver.

The single storey building will be roofed in blue/black natural slate with the barn roof being covered in Cardinal re constructed stone tile.

All new windows and doors will be finished in aluminium.

Stone walls of the barn will be pointed in lime mortar.

Rainwater goods will be aluminium powder coated to an agreed colour.

We feel the conversion of the barn adjacent to the main farmhouse will enhance the setting of the house and barn. The farmhouse conversion is nearly completed and has been refurbished and extended using quality materials and workmanship that will be replicated in the barn. A site visit will easily prove this.