



**CONKWELL GRANGE, CONKWELL,
LIMPLEY STOKE, BATH, WILTSHIRE, BA2 7FD**

DESIGN AND ACCESS STATEMENT

**PROPOSED CHANGE OF USE OF CONKWELL GRANGE BARN TO
RESIDENTIAL STORAGE**

NOVEMBER 2025

1. Introduction

- Proposal: Change of use of the existing agricultural/grain store (Conkwell Grange Barn) to residential storage ancillary to Conkwell Grange (Grade II listed main house), BA2 7FD.
- Existing Building: The current building has been used for residential storage for many years, predating the current estate owner.
- Scope: Use only. No operational development, no external or internal alterations, no new lighting.

2. Site and Context

- Location: Within Conkwell Grange estate (approx. 125 acres), near Winsley. Within West Wiltshire Green Belt, the Cotswolds National Landscape, Bath & Bradford on Avon Bats SAC consultation zones and adjacent to ancient woodland (Challenges Grove).
- Building: 1950s steel-frame former grain store, finished externally with stone walls topped with clay tiles. Timber doors and uPVC white framed windows.
- Heritage: Main house is Grade II listed. Barn is later, non-designated and not curtilage-listed. No intervisibility with the main house as per previous LPA assessments.

3. Design

- Use: Secure, dry storage for residential items e.g. gardening machinery and associated workbench, alongside private car collection associated with the occupation of Conkwell Grange. Ancillary to the main dwelling.
- Form, Scale, Appearance: Unchanged. No extensions, cladding changes, fenestration changes, plant, or signage. Existing fabric retained; existing doors retained and used for access.
- Materials: No change to existing stone and clay tile envelope.
- Landscaping: No changes proposed. No external storage. Existing surfacing and boundaries retained.
- Lighting: No new external lighting. Existing ambient/site lighting remains unchanged.
- Drainage/Utilities: No new connections or alterations required for the storage use.

4. Access

- Vehicular: Access via existing approved estate routes. No visibility, junction, or track alterations proposed. Low and intermittent trip generation consistent with private ancillary storage as existing condition.
- Parking/Manoeuvring: Within existing hardstanding. No intensification beyond occasional vehicle movements.
- Pedestrian/Cycle: Existing informal estate access retained. No public access proposed.
- Inclusive Access: Level thresholds and wide existing doors facilitate safe movement of people and vehicles as required for storage. No public facility is created; inclusive access proportionate to private ancillary use.

5. Amount

- GIA: c.291 sqm. Ground floor used for indoor storage. Separate room houses the existing substation. No increase in floorspace.

6. Layout

- Internal: Open-plan storage; no partitions or services installations proposed. Circulation routes maintain clear vehicle and pedestrian paths within existing footprint.
- External: No change to site layout or boundaries.

7. Scale

- Existing single-storey agricultural scale preserved. No height, width, or massing changes.

8. Landscaping

- No soft or hard landscaping changes. Existing trees, hedgerows, and woodland context unaffected.

9. Appearance

- Unchanged. The rural character of the barn is maintained, preserving the established appearance within the National Landscape and Green Belt.

10. Heritage

- Listed Building (Conkwell Grange): No effect on significance or setting; no intervisibility; no works proposed.
- Non-designated asset: The barn is modern (1950s), of no special interest and of relatively low quality; conversion to storage secures its long-term maintenance without alteration or replacement.

11. Sustainability

- Re-use of existing structure avoids embodied carbon of new build. No added services or lighting reduces operational impacts. No change to surface water strategy.

12. Ecology and BNG

- BNG exemption applies (no habitat impact). Applicant willing to install discrete bird/bat boxes if required under approval. This will sit alongside array of other ecological enhancements across the estate separate to this application.

13. Flood Risk

- Site in Flood Zone 1. Vulnerability unchanged; no fabric works.

14. Green Belt and National Landscape

- Green Belt: Re-use of existing permanent/substantial building with no impact on openness; no engineering or external works.
- National Landscape: No visual or landscape effects; character and tranquillity preserved.

15. Policy Compliance (Summary)

- NPPF: Efficient reuse of buildings; Green Belt exception for re-use; great weight to landscape/heritage met with neutral impact.
- Wiltshire Core Strategy: CP48 (re-use of rural buildings) satisfied; CP51 (Landscape) and CP57 (Design) maintained; CP50 (Biodiversity) neutral with potential minor enhancements.
- No conflict with emerging plan; ancillary residential storage consistent with site history.
- See support planning statement for more details.

16. Conclusion

- The proposal is a minimal, fabric-neutral change of use to ancillary residential storage with no external/internal works, no additional lighting, and negligible environmental effects. It preserves heritage, landscape, and Green Belt openness, supports sustainable re-use, and aligns with relevant national and local policies. Approval is respectfully sought.

Design and Access Statement to be read in conjunction with planning drawings and relevant documents.