



DESIGN AND ACCESS STATEMENT

Existing Barn Change of Use (Retrospective)
Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Prepared for: Kim Rivers

The purpose of this report is to accompany a planning or Listed Building application. A DAS provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users

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Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

1. INTRODUCTION

Project Address: Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Local Authority: Wiltshire Council

Conservation Area: None

Current Building Use: Agricultural and Commercial

Proposed Building Use: Use classes E and B8 (see proposed plan)

Listing Status: Not listed

Green Belt Status: None

Project Overview:

Change of use of barns from agricultural purpose to a mixed use class of E and B8. This is a retrospective application. The site was sold to the existing owner in November 2016. The farm ceased to be an agricultural business at that point and this application regularises the continued use of the barns for storage under the correct use class. This application excludes the area used by the commercial gym approved under application PL/2024/09273. No changes to the building are required as part of this application



2. SITE LOCATION AND DESCRIPTION

The site comprises a series of connected barns running east-west, situated within the farmstead of Upper Studley Farm, approximately 3km east of the market town of Royal Wootton Bassett, and 5.5km south west of Swindon. Neighbouring the farm to the west is North Wiltshire Crematorium and to the south lies the Great Western Main line railway connecting London Paddington to Bristol and South Wales (The South Wales Main Line branches off the main line at Wootton Bassett Junction, on the south west edge of Royal Wootton Bassett). North of the site lies M4 Junction 16 (Spittleborough Roundabout). The site, as with the rest of the farm, is accessed from a 375m access road connecting to Swindon Road (A3102) as the A road exits the roundabout westbound. The other side of the road, directly opposite the farm entrance, is split into 3 lanes in readiness for the junction. On the other side of the junction, industrial estates and business parks on the edge of Swindon's sub-urban sprawl, abut the motorway. Excepting this, the area surrounding the farm is sparsely populated rural land.

The A3102 connects Melksham to Swindon, passing through the centre of each town and village on route, and forming the high street in Royal Wootton Bassett. Between the towns and villages, the road is lined on both sides with mid height hedges.

The barns in question are mostly clad in horizontal grey weatherboarding over deep stone plinths. The roofline is a mixture of dual-pitched, mono-pitched shed style, and a curved roof, all with gable ends addressing a hard landscaped courtyard used as parking for the commercial gym housed in the centre barns. The valleys between these roofs creates a visual break between the barns.

The barns are modern steel frame construction and are not curtilage Listed.



Image taken from Google Earth to illustrate context

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3. PLANNING HISTORY

PL/2024/09273 - Change of use of an existing agricultural building to a gym (Use Class E(d)).

Validation: 14/10/2024

Decision: 01/05/2025

Decision: Approve with Conditions

19/04283/FUL - Change of use of agricultural buildings to commercial and retention of building operations

Validation: 01/05/2019

Decision: 10/04/2025

Decision: Disposed

N/12/03540/FUL - Change of Use of Dairy Parlour Building to Form 2 x 2 Bedroom Holiday Lets.

Reinstatement of Part of The Garden Wall. Extension to Farmhouse.

Validation: 25/10/2012

Decision: 02/02/2013

Decision: Approve with Conditions

19/06082/DOC - Discharge of condition 18 of planning application 17/04117/FUL (Proposed Crematorium with Access Road, Car Parking, Garden of Remembrance, Landscaping, Ecological Enhancement, Sustainable Drainage System and Associated Works)

Validation: 14/06/2019

Decision: 20/08/2019

Decision: Approved

17/04117/FUL - Proposed Crematorium with Access Road, Car Parking, Garden of Remembrance, Landscaping, Ecological Enhancement, Sustainable Drainage System and Associated Works

Validation: 20/04/2017

Decision: 19/07/2017

Decision: Approve with Conditions

N/12/03551/LBC - Internal & External Alterations Plus Extension to The Farmhouse, Internal & External Alterations to The Former Dairy in Association With Conversion to 2 x 2 Bed Holiday Lets. Reinstatement of Part of The Garden Wall

Validation: 25/10/2012

Decision: 06/02/2013

Decision: Approve with Conditions

17/03930/SCR - Request for Screening Opinion for the Proposed Development of a Proposed Crematorium with Access Road, Car Parking, Garden of Remembrance, Landscaping, Ecological Enhancement, Sustainable Drainage System and Associated Works

Validation: 20/04/2017

Decision: 09/05/2017

Decision: OPIN- Screening Opinion

N/96/01081/FRC - WOODLAND GRANT SCHEME

Validation: 04/06/1996

Decision: 24/06/1996

Decision: Unknown

N/91/01121/FUL - ALTERATIONS TO EXISTING ACCESS

Validation: 20/05/1991

Decision: 22/07/1991

Decision: Refused

N/89/02316/OUT - OUTLINE- GARAGE/RESTAURANT/ MOTEL/SEWAGE TREATMENT PLANT AND ASSOCIATED FACILITIES

Validation: 17/08/1989

Decision: 09/10/1989

Decision: Refused

4. DEVELOPMENT PROPOSALS

Use and Amount:

Change of use from agricultural purpose to class E -177m² and B8 -477m² (169m² for private purpose and 308m² for commercial purpose). This regularises existing use that has been in place since November 2016 and does not require any building or access changes.

Layout and Scale:

There are no proposed changes to the layout or scale of the buildings as part of these proposals.

Scale Height and Mass:

No proposed change to the building scale or massing. No change to the roofline.

Landscaping and Trees:

The nearest trees are within the property of Upper Studley Cottage. There are no proposals to add, remove or impact any of the trees.

The landscaping around the barns is hard landscape/concrete and gravel. The space to the north of the barns serves as car parking for the barn. This proposal does not include any changes to the landscaping. As there is no change to the building footprint, the proposal falls within de minus exemption for BNG.

Appearance:

The barns are for the most part horizontal grey weatherboard over deep stone plinths of a similar stone to the farmhouse. Their most distinctive feature is the roofline – a mix of dual-pitched, mono-pitched shed style, and a curved roof. There is no proposed change in the elevations or appearance of the barns.

The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.

Access and Parking:

The barns are single storey/double height spaces with level thresholds off hard landscaped courtyards/parking area to the north and south.

The farmstead is accessed from a 375m access road suitable for vehicles. There is no proposed change to access or parking arrangements. There is no intensification of usage as a result of the proposals.

The building is already served by adequate access and infrastructure.

The site has reasonable access to local services.

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Flood Risk:

The site is outside of flood zones 2 and 3 and is at very low flood risk from rivers and the sea. Part of the farm, including this barn range are at medium and high risk of flooding from surface water

There is no creation of habitable space, nor impact upon flooding as a result of the proposals.

Heritage:

Within the farm and surroundings, a number of archaeological features have been found over relatively few archaeological investigations. However this project does not involve any changes to the building footprint nor any ground disturbance.

Of the agricultural buildings visible on the 1886 OS map, only the farmhouse and dairy barn survive. The barns in question are modern structures and not of heritage value. They do however serve to generate an income for the site which will result in investment in the heritage assets on site, a positive impact on the historic environment.

Capability of Conversion:

The building is structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building. There are no required building changes as part of this application.

5. POLICY ASSESSMENT

The Wiltshire Local Plan can be found at: [Wiltshire Core Strategy - Wiltshire Council](#)

Sustainable Development:

There are no proposed building changes as part of these proposals.

Character and Appearance of the Area:

The proposal does not include any change to the appearance of the barns, so has no impact on the character or appearance of the site or local area.

Amenity – Impact on Site Users:

The proposals are a regularisation of a use that has been in place since 2016. It has no impact upon any existing site users.

Amenity – Impact on Neighbours:

There is no impact upon neighbouring properties. The proposals do not result in the generation of noise or dust.

Drainage and SuDS:

There is no change to the existing buildings as a result of the proposals. The existing site sewage is dealt with via a sewage treatment plant. Rainwater is dealt with using a soakaway as existing.

Contamination:

There is no known ground contamination on site. The proposed use does not generate ground contamination risk.

Ecology:

There are no proposed building changes and therefore no impact upon any site ecology.

6. CONCLUSION

The proposals are a regularisation of existing use which has been in place since 2016 and do not require any building changes. The buildings are structurally sound and do not require extension or modification for the revised use class.

There is no visual impact on the neighbouring Listed Buildings as a result of the proposals.

There is no change to the existing site access and parking. The site has adequate access and infrastructure.

The proposals do not require the conversion or reuse of a heritage asset.

The proposals have no impact on adjoining land uses nor impact on highways.

The proposed development is considered to be a suitable re-use of a rural building and act in accordance with local and national planning policy.