

DESIGN & ACCESS STATEMENT

RETROSPECTIVE CHANGE OF USE

THE COACH HOUSE AT WOOTTON FIELD FARM, ROYAL WOOTTON
BASSETT, SN4 7SA



1. Introduction

This Design & Access Statement has been prepared on behalf of Mr. Jeremy Collett, owner of Wootton Fields Farm, in support of a retrospective planning application for the change of use of an existing coach house within the residential curtilage of the farmhouse.

The coach house, formerly an agricultural/commercial building, was converted between early 2023 and early 2024 into a small-scale holiday let. This application seeks approval for:

- the change of use from agricultural/commercial to residential (holiday accommodation), and
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- the continued operation of the accommodation as a one-bedroom holiday let.

2. The Proposal

Wootton Fields Farm is a Grade II listed former farmhouse, accompanied by several outbuildings historically associated with agricultural activity. Farming operations at the site ceased in 1986, after which some outbuildings fell into disrepair while others were repurposed for commercial use to support the ongoing maintenance of the listed farmhouse.

The coach house is a single-storey, brick-built, gable-ended structure with a pitched slate roof located adjacent to the main farmhouse. Its last known commercial use was as a smokehouse, which ceased in the 1980s. Thereafter, the building remained unused except for storage.

Conversion began in early 2023 and was completed in early 2024. The resulting holiday unit provides:

- a double bedroom on a mezzanine level,
- a shower room,
- a small kitchen area,
- a lounge space,
- and a modest external amenity area to the rear, shared with the farmhouse garden.

The conversion works were entirely internal, with no external alterations, extensions or structural changes undertaken. Previous maintenance carried out to preserve the building's integrity predates the conversion and was not related to the change of use. External elements are addressed in the accompanying Heritage Statement.

The building now provides a sustainable and economically beneficial use for a previously redundant structure, contributing to the upkeep of the listed farmhouse and ensuring the long-term viability of the historic farmstead.



3. Drainage, Services & Water Management

The coach house is connected to an existing septic tank serving both foul and surface water. No new drainage beyond the site boundary was required.

Water and electricity are supplied via existing connections to the farmhouse and are not separately metered.

A modern air-source heat pump provides efficient heating for the holiday accommodation.

4. Parking and Access

Access to the site is taken directly from Marlborough Road / Broad Town Road. A large area of hardstanding provides ample parking for both the farmhouse and the holiday let.

Given the accommodation's limit of two guests, parking demand is minimal. There is space for at least two vehicles directly adjacent to the coach house, with sufficient turning space to enable safe forward-facing egress.

5. Refuse & Recycling

Refuse and recycling are stored discreetly adjacent to the coach house and presented for collection in accordance with existing arrangements and the Local Authority's collection schedule.

7. Compliance with Wiltshire Local Plan Policies

Core Policy 48 – Re-use of Rural Buildings

The proposal complies with Core Policy 48, which supports the re-use of rural buildings for tourism and economic activity where:

- the building is structurally capable of conversion without major rebuilding,
- the rural character is maintained,
- landscape and neighbouring amenity are protected, and
- adequate access and services exist.

The coach house meets all of these criteria. The conversion is internal, the building's form and character remain intact, and existing access, parking and services are fully adequate.

Core Policy 39 – Tourist Accommodation in the Countryside

Core Policy 39 permits tourist accommodation in rural areas where exceptional circumstances are demonstrated—particularly where existing buildings are re-used and rural diversification is supported.

The proposal:

- re-uses an existing rural building,
- generates minimal impact on rural character due to no external changes,
- supports the upkeep of the heritage asset, and
- uses existing infrastructure without additional landscape impact.

Heritage & Rural Economy Considerations

The conversion provides a low-impact, sustainable use that helps maintain the wider heritage setting of Wootton Fields Farm. It avoids new development and supports rural economic activity through modest tourism use.

8. Design Principles

- Scale: The building retains its original footprint and massing.
 - Appearance: No external alterations; all original materials retained.
 - Layout: Internal layout designed to respect the building's form and proportions.
 - Sustainability: Efficient heating system; re-use of existing building reduces embodied carbon impacts.
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9. Summary & Conclusion

This retrospective application seeks approval for the change of use of the former coach house at Wootton Fields Farm to a one-bedroom holiday let. The conversion preserves the building's historic character, requires no external works, and provides a sustainable and economically

beneficial use for a previously redundant building within the curtilage of a Grade II listed farmhouse.

The proposal complies with the NPPF, Core Policy 48, Core Policy 39, and broader heritage and rural development principles. It supports the long-term maintenance of the heritage asset and has no adverse impact on landscape, neighbouring amenity, or site infrastructure.

The development represents an appropriate, sustainable, and heritage-sensitive reuse of an existing rural building, and planning permission is therefore respectfully requested.