

DESIGN & ACCESS STATEMENT

MANOR FARM,

RODBOURNE, MALMESBURY



Mathewson Waters Architects | The Old Surgery | Crowle Road | Lambourn | RG17 8NR
t: 01488 73131 | e: enquiries@mw-architects.co.uk | w: mw-architects.co.uk

REVISION C—JUNE 25





This statement has been prepared by Mathewson Waters Architects on behalf of the applicant Simon Grafftey-Smith for the site at Manor Farm, Rodbourne, Malmesbury, Wiltshire, SN16 0EX.

Purpose of Application:

The applicants seek permission to convert redundant farm buildings into a single dwelling.

It is noted that a previous application have been approved under reference '16/12349/FUL' for a 'Change of use of agricultural buildings to provide 4 x holiday lets with associated alterations and extensions and erection of a new building to provide 1 x holiday let; including demolition and associated works'

The Main Farmhouse & other farm yard buildings are not a listed building , however as they are located within a conservation area careful consideration has been made when considered the conversions as to retain and enhance the heritage assets.

The Site has in the past has been a working farm for dairy cattle however as this has declined the site is now mostly used for storage of machinery and hay for smaller amounts of animals



Fig.01 Google Satellite View

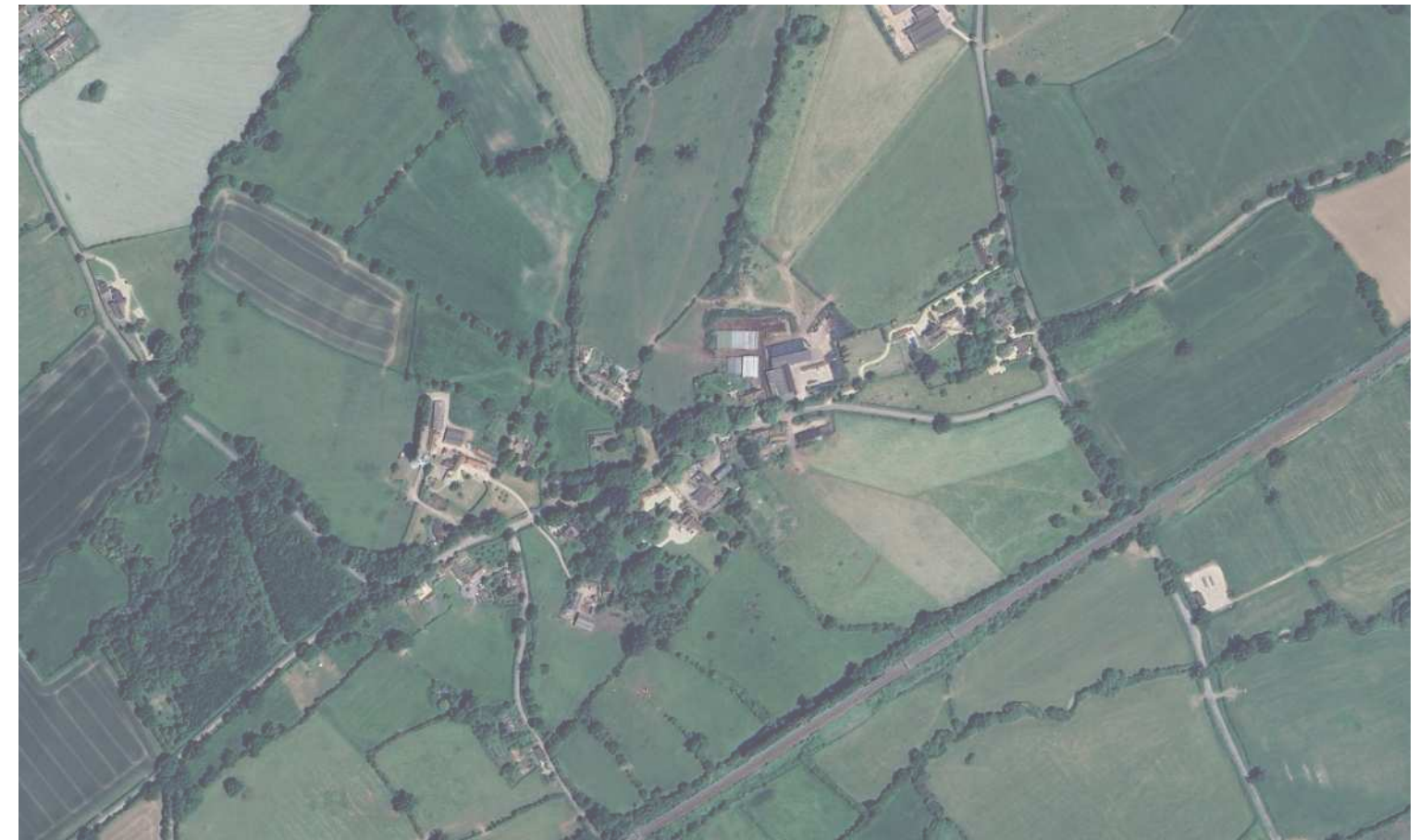


Fig.02 Google view of site and access



EXISTING SITE PLAN:

Existing Site Plan acting as a key for the building names & abbreviations used within this application



Fig.03 Arial Image of site buildings



Fig.04 MWA Full Existing Site Plan—A key reference for building names and abbreviations used within this application and supporting documentation

See submitted drawing '23041-PL101-FULL SITE EXISTING PLANS



Fig.05 View of Existing



Fig.06 View of Existing



Fig.07 View of Existing

Main Barn (Ecology Report: Building 4)

A Cotswold stone barn built in 1848 with a projecting brick gable that sports tall opening doors to the primary elevation with a plainer rear elevation.

Formally used for grain drying and storing

The main barn is still in relatively good condition. However as the site has evolved through the years, the main barn has lost its hierarchy and status as the dominate structure on the site., instead being over powered by adjacent barns and over projecting extensions.

It is therefore proposed to be retained & repaired where required .

The Main Barn was also proposed to be retained as part of the approved application 16/12349/FUL

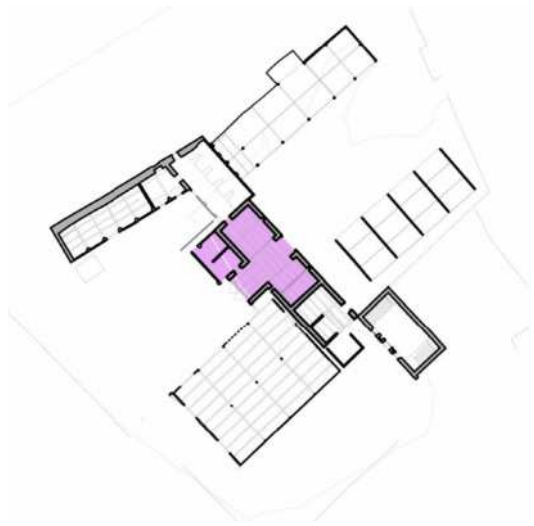


Fig.08 Key Location Plan



Fig.09 View of Existing



Fig.10 View of Existing



Fig.11 View of Existing



Fig.12 View of Existing



Fig.13 View of Existing



Fig.14 View of Existing

Former Milking Parlour (Fig. 12 - 14) (*Ecology Report: Building 3*)

The former milking parlour is a concrete structure that is connected to the northwest elevation of the main barn. The north facing aspect of this structure can be seen from main road. The parlour also projects further the main barn structure .

It is therefore proposed to be retained but reduced in width in order to be subservient to the host dwelling.

The Former Milking Parlour was proposed to be demolished as part of the approved application 16/12349/FUL

Animal Stable: (Fig. 16 - 18) (*Ecology Report: Building 5*)

The Animal Stable is single-storey, constructed from stone and concrete blockwork, with a pitched clay tile roof. At the southern end the top part of the wall comprises single-layer, over-lapping timber ship-lap some of which is missing. The building abuts the southern end wall of the main barn.

This structure posed limited architectural merit however the potential that the space offer in adjacency to the main barn has been noted.

It is therefore proposed to be retained & repaired where required

The Animal Stable was proposed to be demolished as part of the approved application 16/12349/FUL

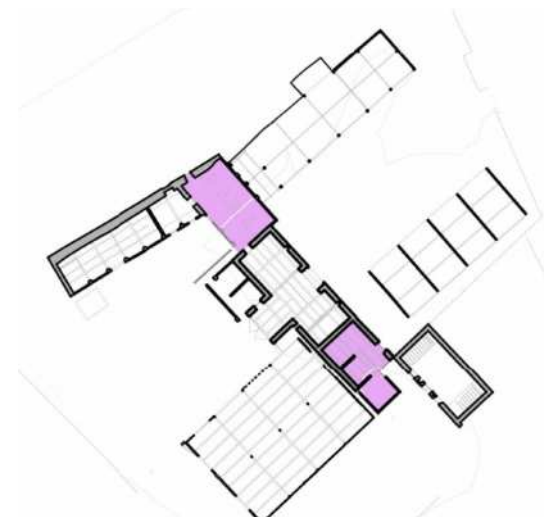


Fig.15 Key Location Plan



Fig.16 View of Existing



Fig.17 View of Existing



Fig.18 View of Existing



Fig.19 View of Existing



Fig.20 View of Existing



Fig.21 View of Existing

Detached Livestock store and hay loft: (Ecology Report: Building 6)

The building is constructed from Cotswold stone with a clay tile roof, this clay roof tile has fallen into disrepair specifically on the north-east elevation (Fig 20). The building also contained a large dormer to the roof (Fig 19)

Historically the Structure has been used as a livestock store with a hay loft at its first floor.

The existing building possesses architectural and historical character, meriting its retention and reuse.

Retaining and repurposing the existing building is a sustainable approach that preserves embodied energy and resources, while also honouring the site's history.

It is therefore proposed to be retained & repaired where required

The Detached Livestock store and hay loft; was also proposed to be retained as part of the approved application 16/12349/FUL



Fig.22 Key Location Plan



Fig.23 View of Existing



Fig.24 View of Existing



Fig.25 View of Existing



Fig.26 View of Existing



Fig.27View of Existing

Cow Byres (Ecology Report: Building 1&2)

The Cow Byre building has architectural merit, particularly in its brick circular columns. However, the concrete & brickwork infill panels that have been added in front of the columns detract from their possible visual impact.

It is proposed that these infill pieces are replaced with timber boarding which will achieve a more subtle appearance, the new wall will also be located primary behind the circular columns as to enhance their hierarchy within the building character.

Further, the roof is proposed to be raised as to achieve adequate head height for the proposed accommodation within.

It is therefore proposed to be retained & repaired where required

The Cow Byre was also proposed to be retained as part of the approved application 16/12349/FUL

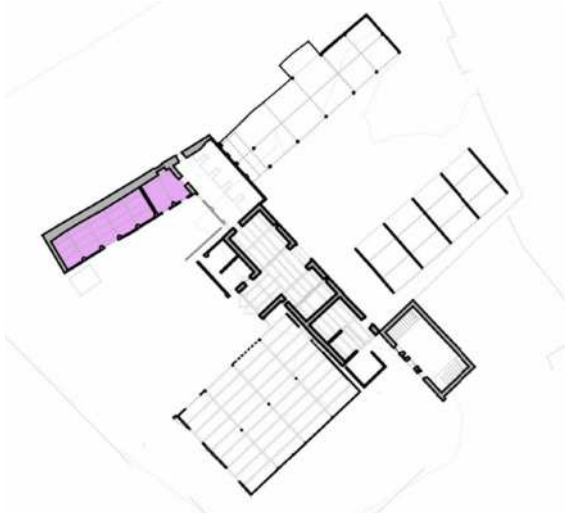


Fig.28 Key Location Plan



Fig.29 View of Existing



Fig.30 View of Existing



Fig.31 View of Existing



Fig.32 View of Existing



Fig.33 View of Existing



Fig.32 View of Existing

Barn 1: (Ecology Report: Building 7)

A modern large steel frame building with an existing area of **225m²**

Located to the south of the farmyard, directly in front of the main barn and connected at the side by a small covered walkway.

Barn 1 obscures the view onto the main barn and is one of the later additions to the site with limited to no architectural merit

It is therefore proposed to be demolished

This barn was also proposed to be demolished within the approved application 16/12349/FUL

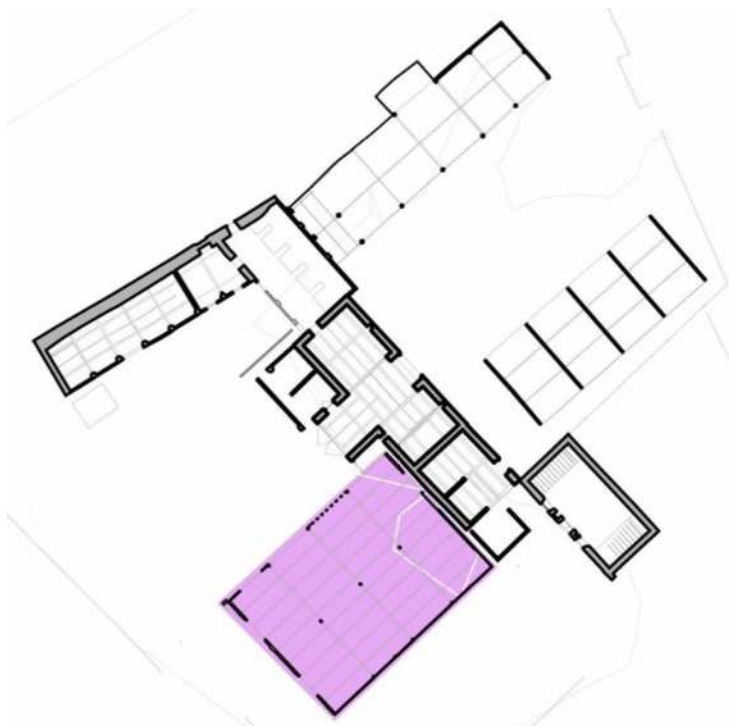


Fig.35 Key Location Plan

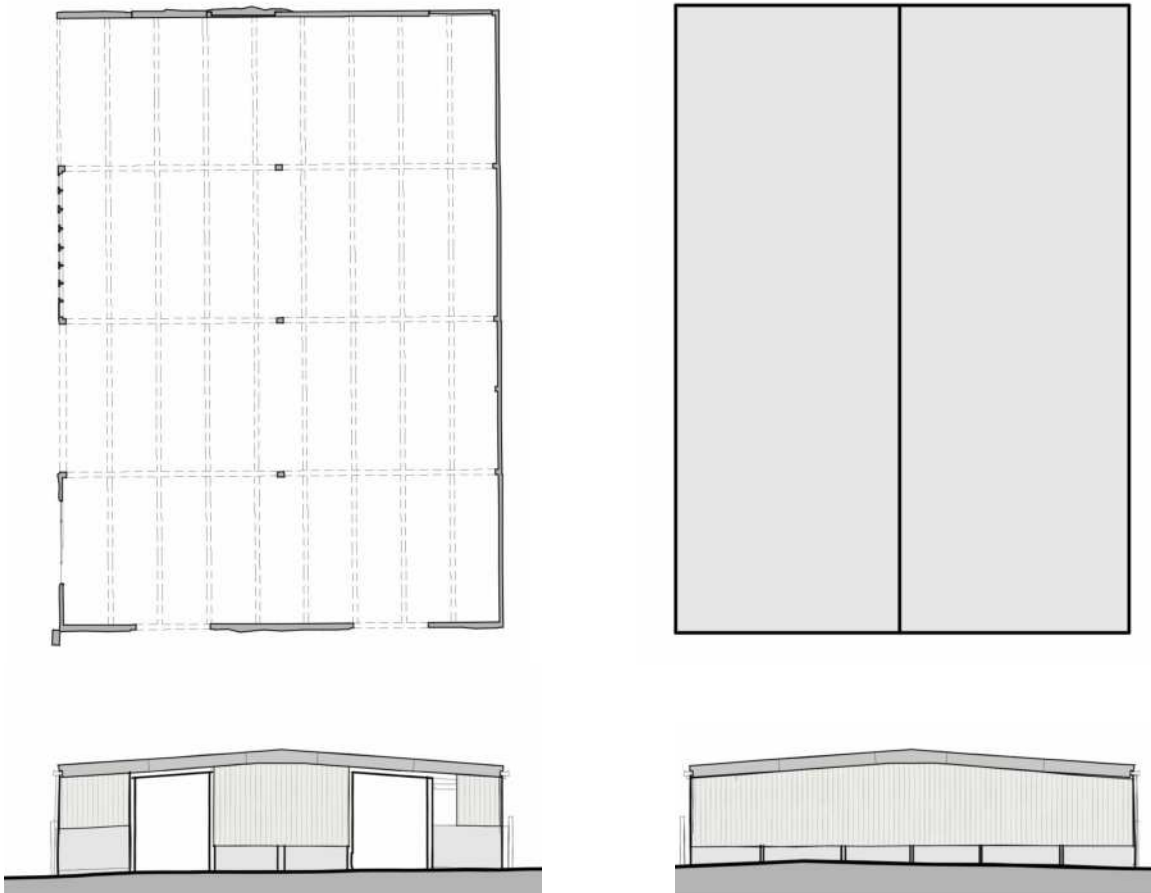


Fig.36 Existing Plans & Elevations of Barn 1

See submitted drawing '23041-PL104-A-EXISTING PLANS & ELEVATIONS - BARN 1'





Fig.37 View of Existing



Fig.38 View of Existing



Fig.39 View of Existing

Barn 2: (Ecology Report: Building 9)

A large pole barn has an existing area of **126m²**

Located to the east of the farmyard, Barn 2 is to the rear of the main barn.

Currently the an open pole barn is used to store machinery and as a hay barn

Barn 2 obscures the view onto the main barn and is one of the later additions to the site with limited to no architectural merit

It is therefore proposed to be demolished

This barn was proposed to be retained within the approved application 16/12349/FUL

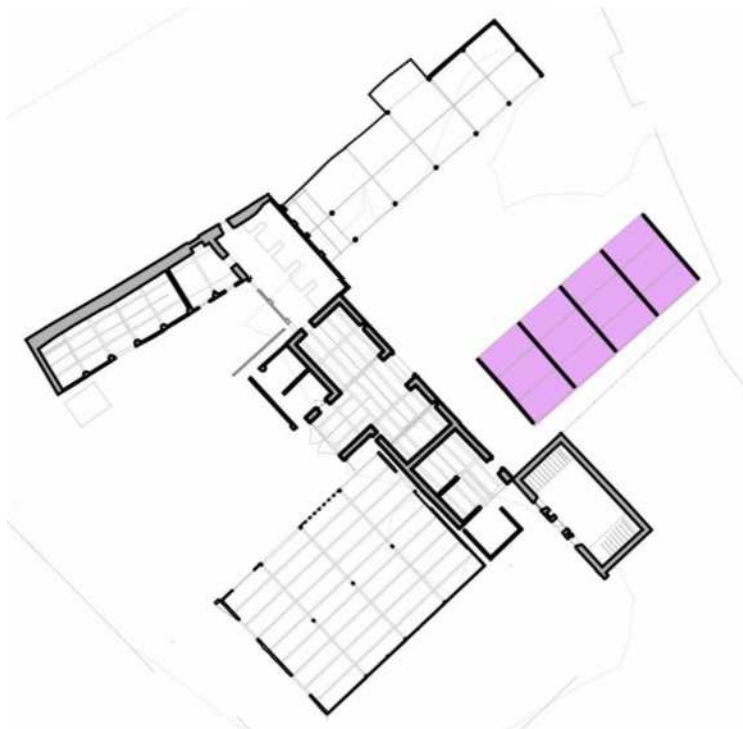


Fig.40 Key Location Plan

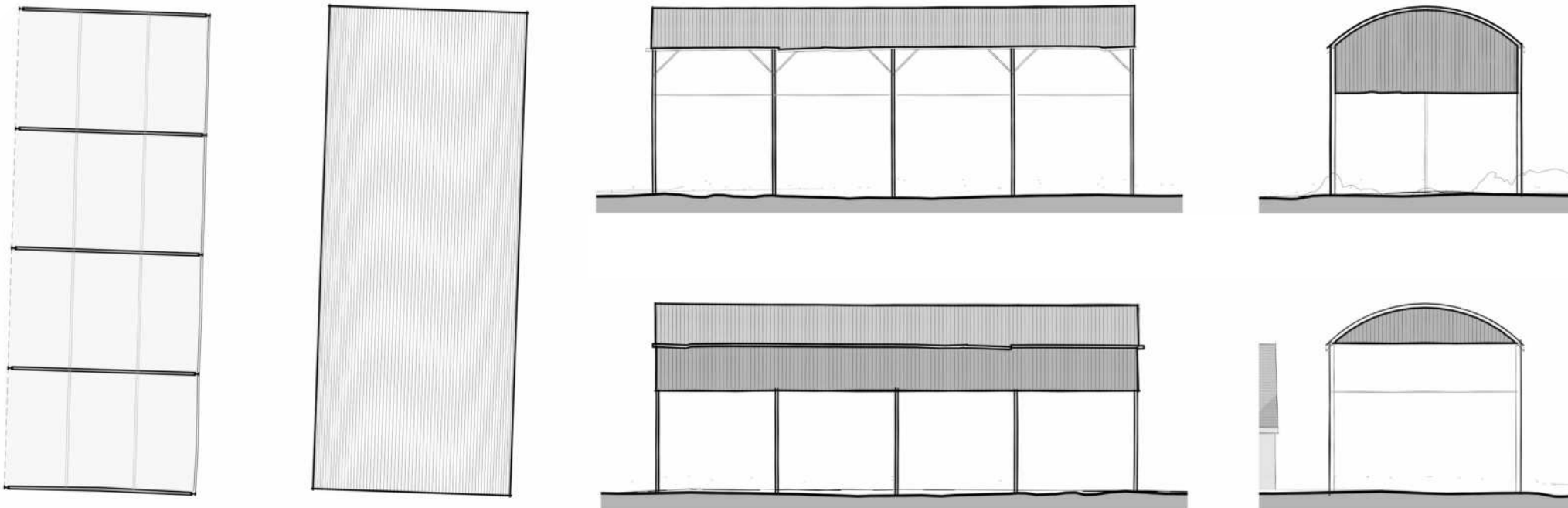


Fig.41 Existing Plans & Elevations of Barn 2

See submitted drawing '23041-PL105-A-EXISTING PLANS & ELEVATIONS - BARN 2 & 3'



Fig.42 View of Existing



Fig.43 View of Existing



Fig.44 View of Existing

Barn 3: (Ecology Report: Building 8)

A large pole barn has an existing area of **153m²**

Located to the north of the farmyard, Barn 3 is to the rear of the main barn and is connected to the main barn via a concrete linking structure

Currently the an open pole barn is used to store machinery and as a hay barn

Barn 3 also dominates the street view of the site.

With limited to no architectural merit.

It is therefore proposed to be demolished

Barn 3 was proposed to be largely retained with only a small partial demolition to the south as part of the approved application 16/12349/ FUL

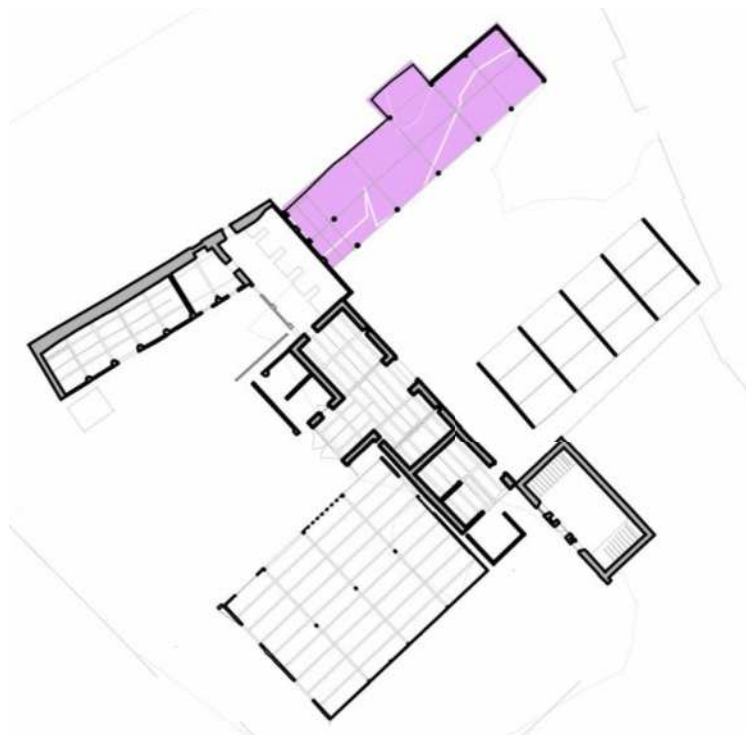


Fig.45 Key Location Plan

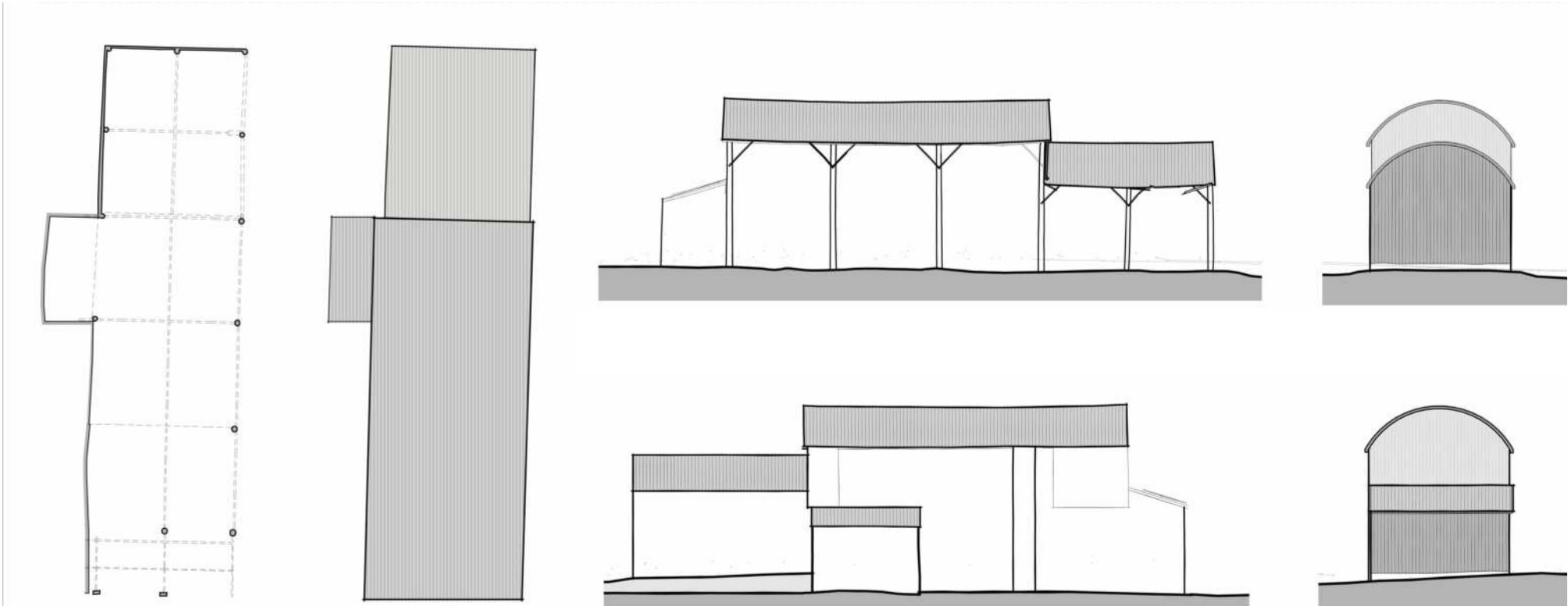


Fig.46 Existing Plans & Elevations of Barn 3

See submitted drawing '23041-PL105-A-EXISTING PLANS & ELEVATIONS - BARN 2 & 3'



USE:

Historically the site has been used as a working farm for dairy cattle, however as this has declined in appropriateness, the site in its majority has become used for storage.

The previously consent allowed for (within application 16/12349/FUL) *'Change of use of agricultural buildings to provide 4 x holiday lets with associated alterations and extensions and erection of a new building to provide 1 x holiday let; including demolition and associated works'*

This application also proposes to change the use of the site however in contrast is only proposes a scheme containing a single unit dwelling instead of the previously approved 5 holiday let accommodations .

LAYOUT:

By way of this application the proposed layout of the site farm building has been altered. To enhance the visual prominence of the main barn, the surrounding structures have been carefully modified. Barns 1, 2, and 3 have been removed to provide a clearer view of the main barn's character. The existing entrance structure, which has fallen into disrepair, will be reduced in size to make it less visually dominant. Additionally, the dilapidated concrete former milking parlour will be narrowed in width to ensure it does not exceed the width of the main barn.

Further to this, to make better use of the available space, a first floor has been added within the existing mass of the main barn , which will allow for additional bedrooms.

While Barn 2 has been removed, its form and scale will be echoed in the new swimming pool structure. The pool building has been designed to reflect the massing of Barn 2, albeit slightly smaller, and will be located out of direct alignment with the main barn. This strategic placement helps to maintain the visual hierarchy of the main barn while still referencing the site's history.



Fig.47 Existing Floorplan
See submitted drawing '23041-PL101-FULL SITE EXISTING PLANS'

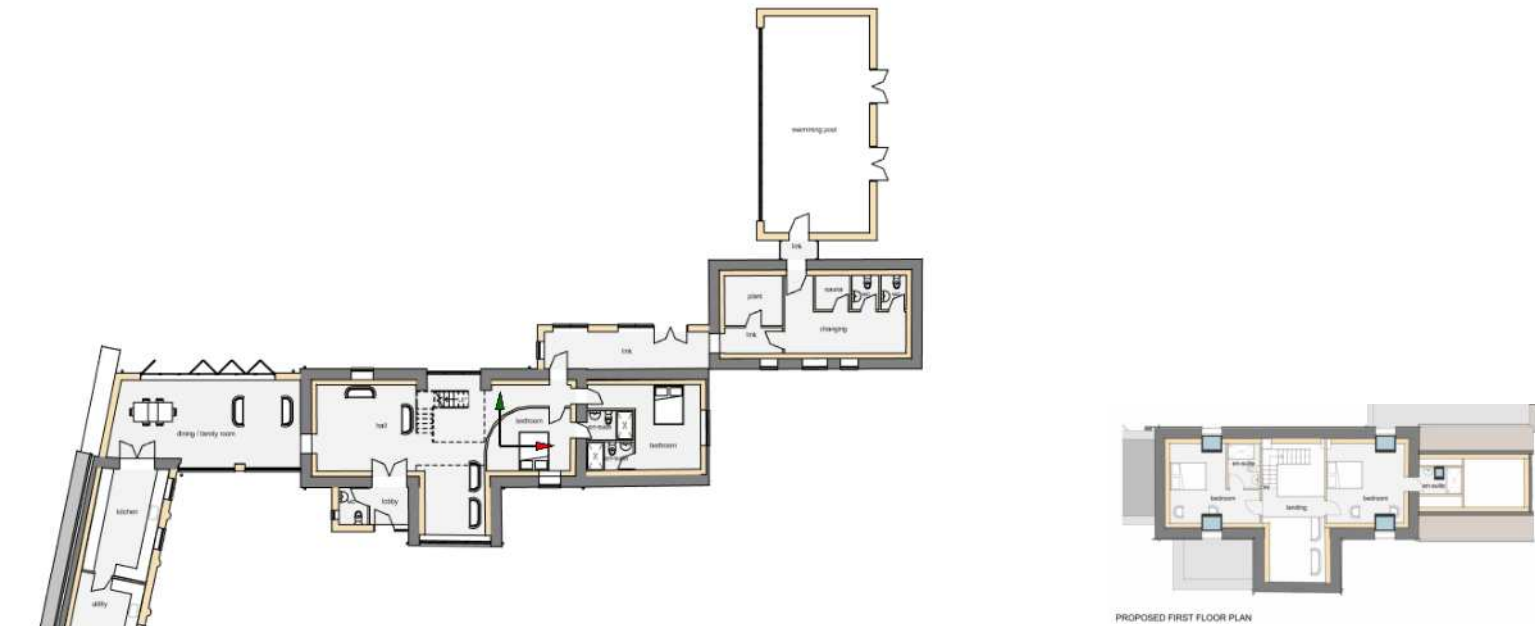


Fig.48 Proposed Floorplan
See submitted drawing '23041-PL108-A-PROPOSED GROUND / FIRST FLOOR PLAN'



AMOUNT (Current Proposed Scheme):

The proposed scheme will result in a **reduce** of the mass of the buildings located on the site by at of total:

Existing Retained

B4_Main Barn GIA:	+82m ²
B1&2_Cow Byre GIA:	+68m ²
B6_Detached Livestock store & Hay Barn GIA:	+46m ²
B5_Animal Stable GIA:	+30m ²

Reduced In Size:

B4a_Main Barn (lean to extension)

• Existing GIA: 22m ²	
• Reduced by: 15m ²	
• Overall GIA: 7m ²	+7m ²

B3_Former Milking Parlour

• Existing GIA: 54m ²	
• Reduced by: 11m ²	
• Overall GIA: 41m ²	+41m ²

Demolished

B7_Barn 1 GIA:	-225m ²
B9_Barn 2 GIA:	-126m ²
B8_Barn 3 GIA:	-153m ²

New:

Swimming Pool GIA:	+63m ²
Linking Structure 1 GIA:	+ 2m ²
Linking Structure 2 GIA:	+16m ²
B4_Main Barn First Floor GIA:	+46m ²
B5_Animal Stable First Floor GIA :	+ 4m ²

Total: net loss of GIA : -99m²

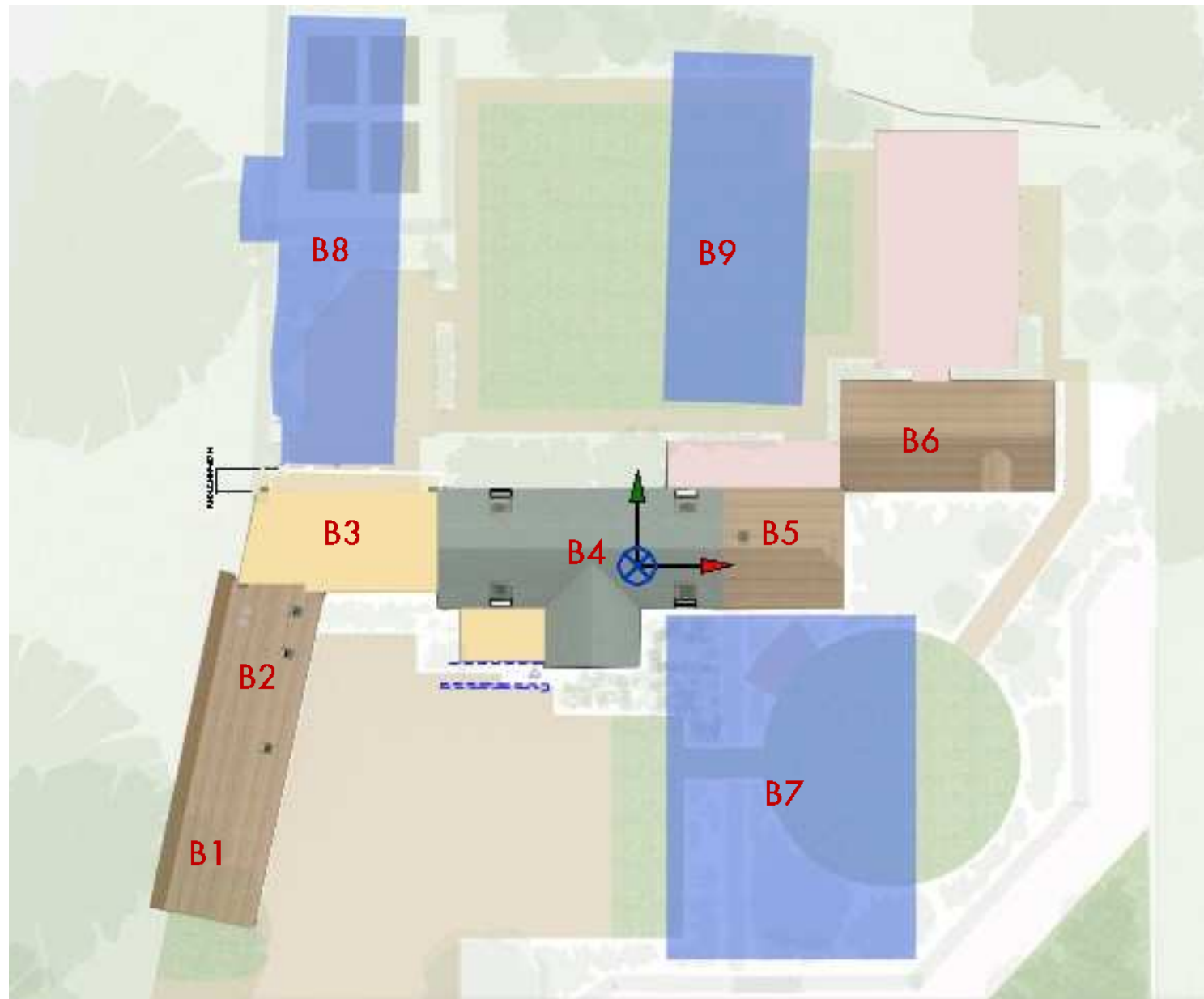


Fig.49 Proposed Site Plan Masses

SCALE:

The scale of the proposed works is believed to be appropriate with regards to the context of the existing site. Three large overbearing barns that obscure and dominate over the host dwelling have been proposed to be removed. Further to this existing structures that project excessively on main barn have also been reduced in width for the same purpose . This has resulted in a net decrease of **-99m²** .

In comparison the approved application in 16/12349/FUL added to the site massing by +193m²

It is therefore believed that this proposal poses a positive impact on the surrounding site in terms of the appropriateness of the scale .

AMOUNT (Previous Approved Scheme) :

Existing Retained:

B4_Main Barn:	+82m ²
B1&2_Cow Byre:	+68m ²
B6_Detached Livestock store & Hay Barn:	+46m ²

Reduced In Size:

B4a_Main Barn (lean to extension)

• Existing:22m ²	
• Reduced by:8m ²	
• Proposed:14m ²	+14m ²

B9_Barn 2:

• Existing GIA: 126m ²	
• Reduced by:33m ²	-33m ²
• Proposed GIA: 93m²	+93m²
	(Not included in site)

B8_Barn 3:

• Existing GIA: 153m ²	
• Reduced by: 50m ²	-50m ²
• Proposed GIA: 103m²	+103m²
	(Not included in site)

Demolished:

B7_Barn 1:	-225m ²
B3_Former Milking Parlour:	- 54m ²
B5_Animal Stable:	- 30m ²

New:

New Build Barn: approx.	+ 75m ²
Extension to Cow Byre: approx.	+ 53m ²
B4_Main Barn First Floor:	+ 46m ²
B6_Detached Livestock store & Hay Barn 1st Floor:	+ 8m ²

*Barn 2 & 3 were not entirely included within the application.—
The application submitted resulted in approx. 0 change*

The Overall Site however increased by +193m²



APPEARANCE:

The Materials

- Cotswold stone – to match existing,
- Dark stained timber boarding
- Render
- Slate Tile Roof—to match existing
- Clay Tile Roof—to match existing

The proposed materials for this project have been carefully selected to complement the historic existing fabric of the buildings. We have taken into account the materials, colours, and textures of the surrounding area to ensure that the new construction is in harmony with its surroundings.

The surrounding structures have been modified to enhance the visual prominence of the main barn. Barns 1, 2, and 3 have been removed to provide a clearer view of the main barn's character.



Fig.50 Example of similar proposed Material palette — Cotswold Stone—to match existing.



Fig.51 Example of similar proposed Material palette — dark stained timber boarding



Fig.52 Example of similar proposed Material palette — Render



Fig.53 Example of similar proposed Material palette — Cotswold Stone—to match existing.

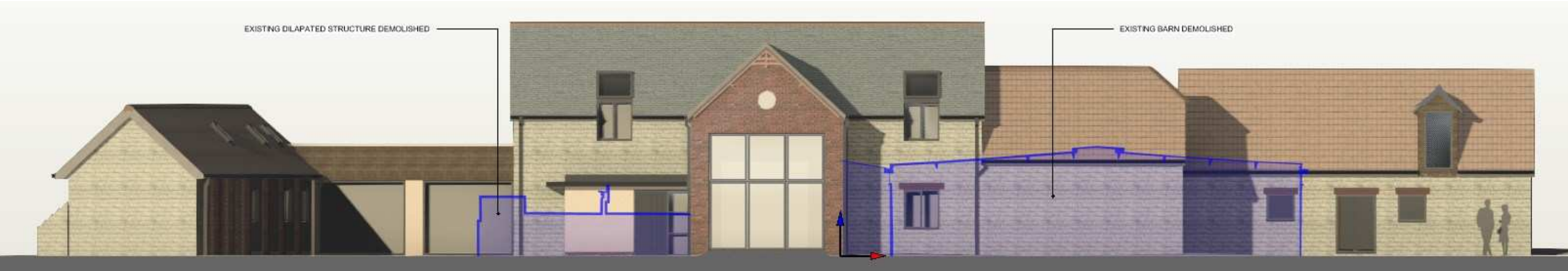


Fig.54 Proposed South-West Elevation (Primary Elevation)

See submitted drawing '23041-PL109-PROPOSED ELEVATIONS'



LANDSCAPING / VISUAL IMPACT:

Landscaping designed by Roderick Griffin Landscaping & Garden Design Consultant

The proposed landscaping strategy represents a significant enhancement to the setting of the proposed new dwelling and the surrounding area. Historically, the site has been heavily industrialised, dominated by expansive areas of hardstanding and large-scale barns which created a harsh environment with limited visual or ecological value. The removal of these barns and associated structures will substantially improve the visual amenity of the site, both for future occupants and within the wider landscape context.

The introduction of this landscaping, including planting, lawned areas, and boundary hedgerows, will help to soften the visual impact and promote a more sympathetic relationship with the surrounding rural setting. These green spaces will not only provide an enhanced outlook from the dwelling itself, but also improve views into and across the site, contributing to the overall character and quality of the local landscape.

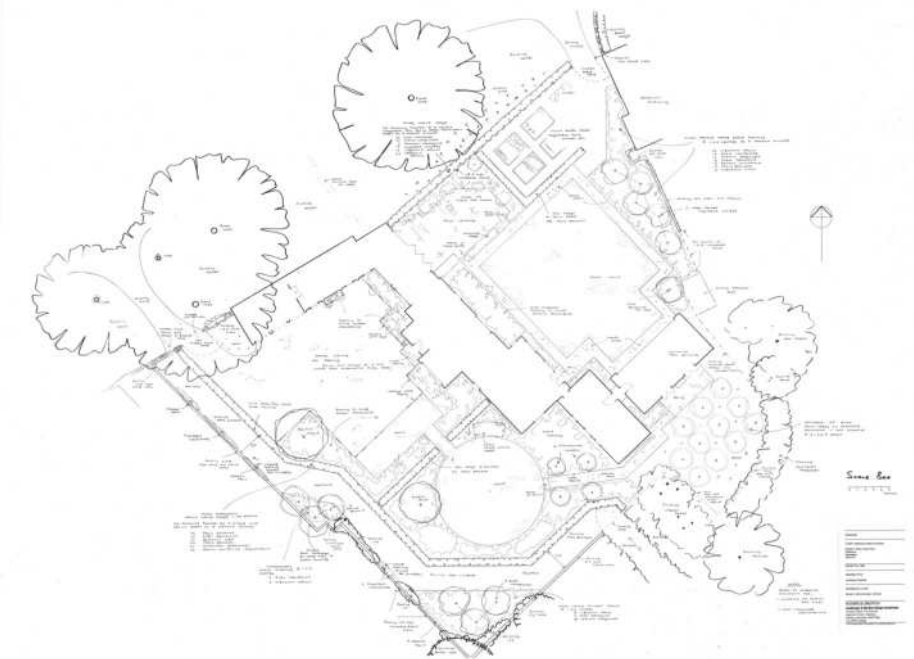


Fig.55 Proposed Site Plan/ Landscaping Drawing as per Landscape Designer plan



Fig.56 MWA Proposed Site Plan/ Landscaping Drawing based on Landscape Designer plan
See submitted drawing '23041-PL106-PROPOSED SITE PLAN_MASTERPLAN'



Highways - Car Parking

Min 3no spaces have been provided to the dwelling with additional car barn garaging located within the retained circular brick pier cow byre.

Existing access to site unchanged

Cycles

Storage is provided for secure long term storage of bicycles within existing cow byre

Refuse/Recycling

A refuse/recycling compound for refuse and recycling bins is to be provided adjacent to the kitchen entrance with collection from the existing access road.



Fig.57 Proposed Site Plan—Car Barn /Car Parking / Turning Area
See submitted drawing '23041-PL106-PROPOSED SITE PLAN_MASTERPLAN'

Flood Risk Assessment

Manor Farm is located in flood zone 1 and the Environment Agency have no record of historic flooding of the property.

The site is located within a low risk of surface water flooding

No additional protective measures are required.

Standard protective measures are proposed in line with the Environment Agency Standing Advice.

Protective measures are proposed as proscribed in the flood risk assessment.

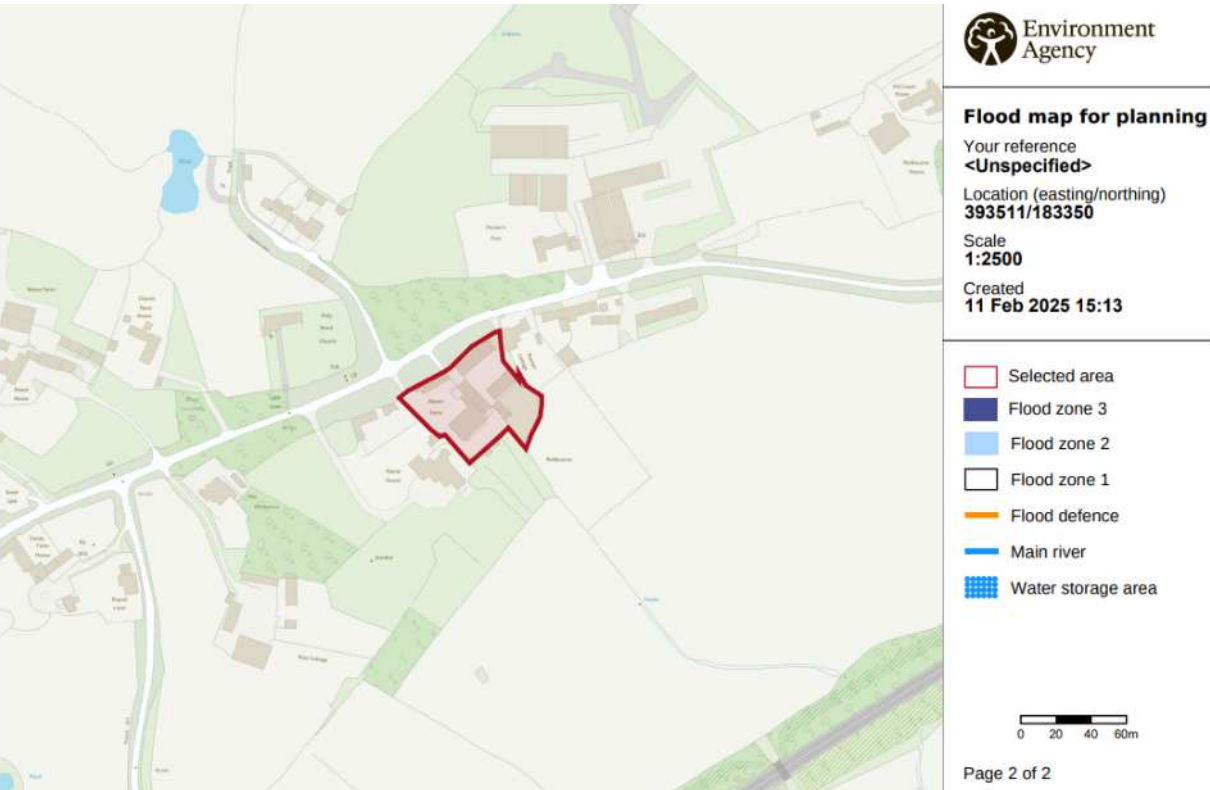


Fig.58 Flood Map



Biodiversity - Ecology (Protected Species)

Protection of Breeding Birds

The Applicant is aware of their responsibilities under the Wildlife and Countryside Act 1981. Whilst it is not intended to remove or otherwise destroy habitat currently used by breeding birds, care will be taken to minimise disturbance to birds nesting in the hedgerows and adjacent woodland between March to August.

Protected species under EU Regulations

Bats and other protected species

The Applicant understands that all bats and their roost sites are protected under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2010 from disturbance and harm.

Ecology/Bat Reports

As a result the cow byre that is proposed to become a partial car barn with kitchen /utility will accommodate a replacement bat loft, as per the specialist report details and specification.

Reports conducted by Malford Environmental Consulting & Pure Ecology—refer to specific reports for more details



PROPOSED NORTH-WEST ELEVATIONS 2



PROPOSED NORTH-EAST ELEVATION



PROPOSED SOUTH-EAST



PROPOSED SOUTH-WEST ELEVATION

Fig.59 Proposed Elevations with Environmental Consultation Comments added
See submitted drawing '23041-PL110-PROPOSED ELEVATIONS - ENVIRONMENTAL CONSULTATION'



Conclusion

This proposal represents a sensitive and well-considered approach to the reuse of redundant agricultural buildings at Manor Farm. In contrast to the previously approved scheme for five holiday lets, this application proposes a single dwelling that prioritises the preservation and enhancement of the site's historic and architectural character.

Key buildings of merit—including the main Cotswold stone barn, livestock store, cow byres, and others—are to be retained and sympathetically repaired. Inappropriate and visually intrusive structures such as Barns 1, 2, and 3 are proposed to be demolished, resulting in a significant net reduction in built mass on the site. The carefully designed additions, including a modest swimming pool structure, ensure that the main barn retains visual prominence within the site layout.

The proposed use of high-quality, locally appropriate materials, alongside a thoughtfully designed landscaping scheme, will further reinforce the rural character of the site and enhance its contribution to the surrounding conservation area. Ecology and biodiversity have been considered throughout, with appropriate mitigation measures, including the provision of a new bat loft.

Overall, the proposal offers a sustainable and heritage-led reuse of the site that respects its context, reduces overdevelopment, and contributes positively to the rural character and setting of Rodbourne.

Architect

Adrian Rouse

Mathewson Waters Architects, The Old Surgery, Crowle Road, Lambourn, Berkshire

RG17 8NR

Office: 01488 73131

Email: enquiries@mw-architects.co.uk