

DESIGN & ACCESS STATEMENT

POUND FARM

15.01.2026

PROJECT DETAILS

SITE ADDRESS:

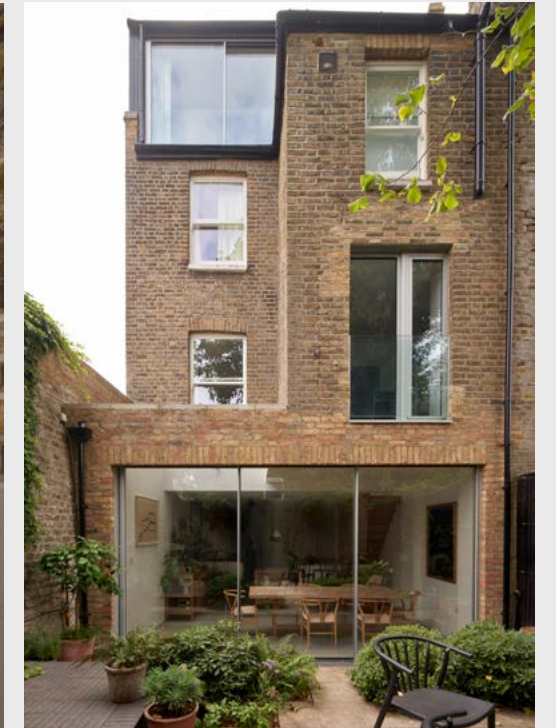
**Pound Farm,
Stanley,
Chippenham,
Wiltshire,
SN15 3RG**

AGENT DETAILS:

**Wood Architecture & Design Ltd
mwood.architecture@gmail.com**



WOOD ARCHITECTS



Wood Architects was founded by Matthew Wood in 2020 with a focus on delivering high quality, crafted architecture. The studio operates across a range of sectors and has several private residential projects on site, as well as projects in the work-place, arts & culture and hospitality sectors.

Matthew previously worked for Craftworks Architects where he delivered The Chapel with an in-house construction team. The project won 'Don't Move Improve: House of the Year' and was short-listed for multiple other awards.

We believe in a collaborative approach to design and regularly work with other Architects, makers, craftspeople, builders, and more.

Projects include several Listed Buildings as well as many properties in Conservation Areas. We focus on subtle interventions to adapt and upgrade period properties for contemporary use.

Top left: The Chapel, Grove Park Conservation Area

Bottom left: The Grange, Grade II listed house, Saffron Walden

Top right: Overcliff Road, London

Bottom right: Tyrwhitt Road, Brockley Conservation Area

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INTRODUCTION

This report is submitted to support a full planning application for the redundant barns at Pound Farm.

As this report explains, the proposed development of Pound Farm will have a positive impact on the historic environment by securing a long term sustainable use for the traditional agricultural buildings. They will be sensitively converted to enhance their appearance and the traditional layout and form of the farmstead would be restored, therefore enhancing the setting of the main Listed Building.

The main house has recently been refurbished by Matthew Wood and his family, the director and founder of Wood Architects. As both owner and architect of the project, the ambition is to create a cohesive ecosystem that ensures the long-term safeguarding and sustainable future use of Pound Farm as a whole.

A full planning statement has been provided by LPC Trull to accompany this report.



1.0 UNDERSTANDING THE SITE



1.1 SITE LOCATION

Pound Farm is located approximately 3km from the centre of Chippenham. The house is set amongst green farmland and is accessible from Chippenham by Stanley Lane or Studley Hill.

Pound Farm was owned by the same farming family from the 1940's until being recently purchased. The house and outbuildings have been separated from the farmland, which the previous family still own.

There are clear boundaries to the farmhouse and yard, as highlighted in red, which separates it from the surrounding fields. The boundary of the farmhouse gardens is shown in the dotted red line.



1.2 ACCESSIBILITY AND CONNECTION

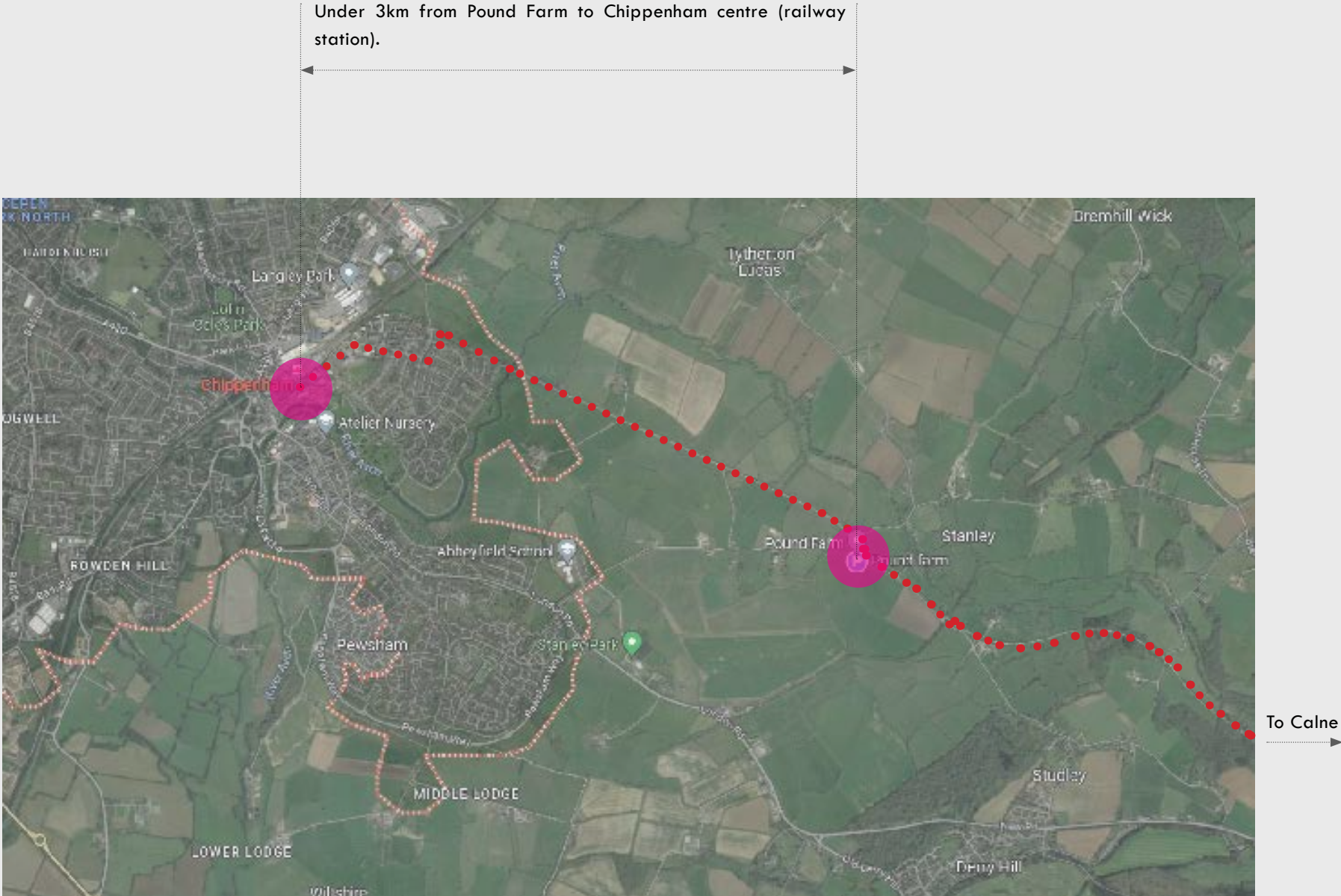
Pound Farm is located approximately 3km from Chippenham town centre.

The house is on a National Cycle route which connects Chippenham to Calne along the North Wiltshire Rivers Route, a scenic part-road and part-track cycle route through farmland. The route from Pound Farm to Calne is around 5km or 25 minutes by bike.

The area around Pound Farm is popular with walkers, runners and cyclists. The quieter roads, well connected to the town, are easily accessible and a quick escape to the countryside from the centre of town.



Above: The old railway bridge at the crossroads between Studley Hill and Stanley Lane. This pathway connects into Chippenham Town Centre.



1.3 HISTORIC ENGLAND LISTING

Pound Farmhouse is a Grade II Listed Building (ref 1199331). It was first listed in 1987 and the official listing description is as follows:

BREMHILL STANLEY ST 97 SE 8/64

Pound Farmhouse II Farmhouse, C18, possibly on earlier core, extended in C19, rubble stone with stone slate roof and ashlar ridge stacks. L-plan, two storeys, the end bays of each range apparently C19 additions with barge boarded gables. Main front has double-fronted centre with 6- panel door in C19 gabled barge boarded timber porch, brick cambered heads to windows to left, a triple casement below, casement pair above and plain casement pair each floor to right. Ridge stack to left of door and at original right end. C19 bay added at right end is of squared rubble with one ground floor 12-pane sash. Left end has roof hipped at angle and one-window range of plain casement pairs. C19 endbay has end-wall 12-pane sash each floor. Rear of main range has plain casement pair each floor to left and cambered- head casements and blocked door to right. Rear wing has ridge stack, 2-window range of cambered-head triple casements in stone surrounds and blocked cambered-head door to left. Twelve-pane sash each floor in end gable.

The listing does not refer to the associated agricultural outbuildings, however it is recognised that section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990 says that a Listed Building includes an object or structure attached to the building, and can also include any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July 1948.

Historic England listing photograph



1.4 SITE HISTORY

The footprint of the farm buildings defines a relationship with the main house. The earliest maps available are from 1873 and show the arrangement of a main farmhouse with associated farm buildings forming the distinctive courtyards in between.

There is a clear distinction in use i.e. domestic nature of farmhouse and agricultural use of outbuildings, albeit there is a clear physical relationship between the farmhouse and agricultural buildings in terms of their layout and proximity.

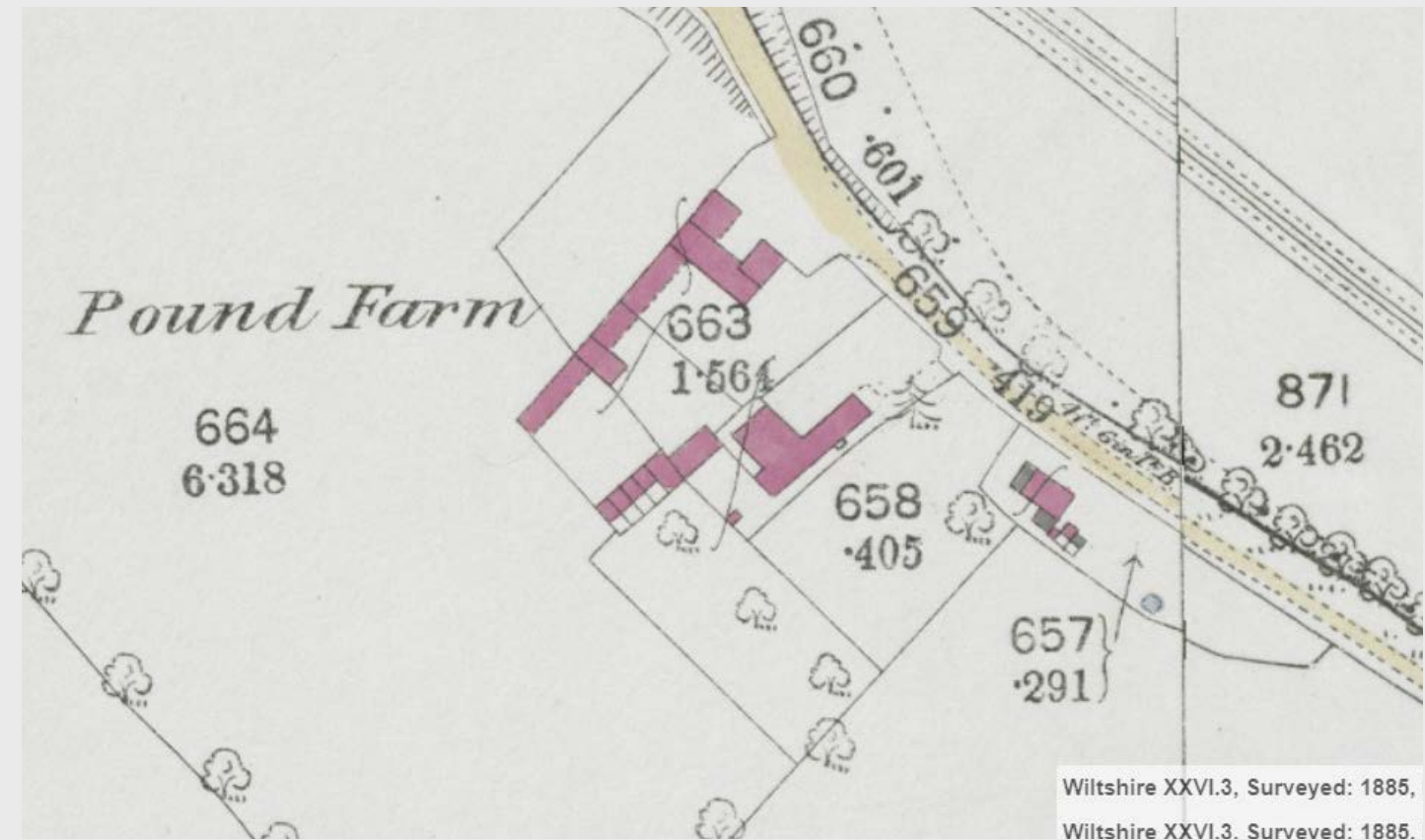
There are two main access points to the property; one via a domestic driveway to the house, with a timber gate and curved wall formed in stone; and one entrance to yard, via a pair of steel gates.

The boundaries and layout of the house, outbuildings and yard remain very similar today as the maps shown on this page.

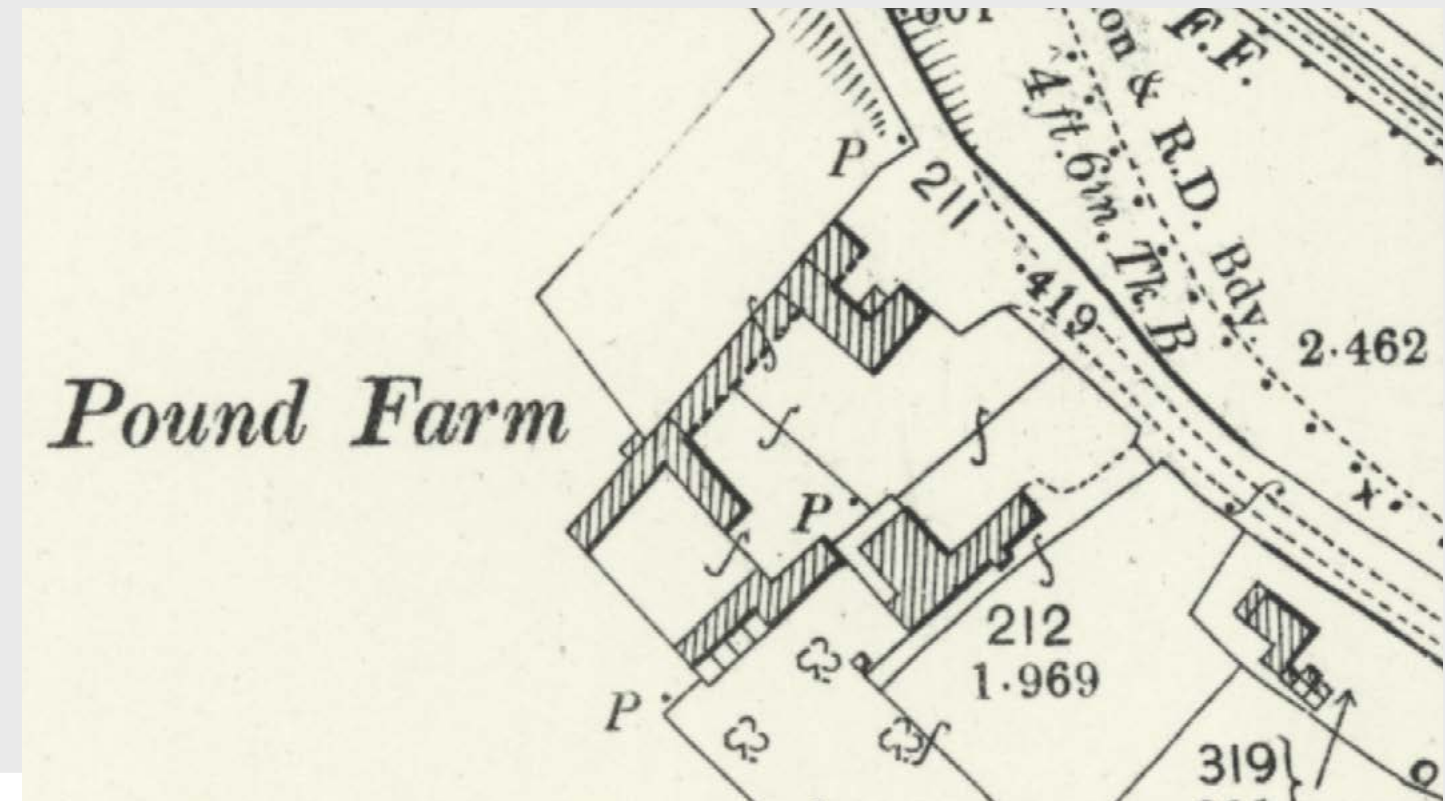
The outbuildings form an important part of the setting of the listed farmhouse.

A full heritage assessment has been provided by Asset Heritage as part of this planning application.

Below: Pound Farm, 1873-1888 map



Below: Pound Farm, 1892-1914 map



1.5 SITE HISTORY

The aerial photograph on this page from 1981 shows the original farmstead layout and relationship between the outbuildings and the main house, but with the addition of newer steel framed buildings in-between.

For the most part, the steel framed buildings have been built over or next to the stone and brick barns, leaving the footprint of the first buildings intact below.

The photograph shows the milking parlour that was built in the 1940's and used until the early 2000's. It also shows the addition of the hay barn to the north of the site and a long Dutch barn which no longer exists.

- Hay barn
- Dutch barn which no longer exists
- Granary
- Milking Parlour
- House



Above: Aerial photograph, July 1981

1.6 EXISTING SITE PLAN

The site plan on this page shows the previous farming uses of the out-buildings. Since the farm has ceased operating, the buildings are in need of a new use to bring them into the 21st century and ensure their survival into the future.



View of farmhouse across central courtyard, 2024.



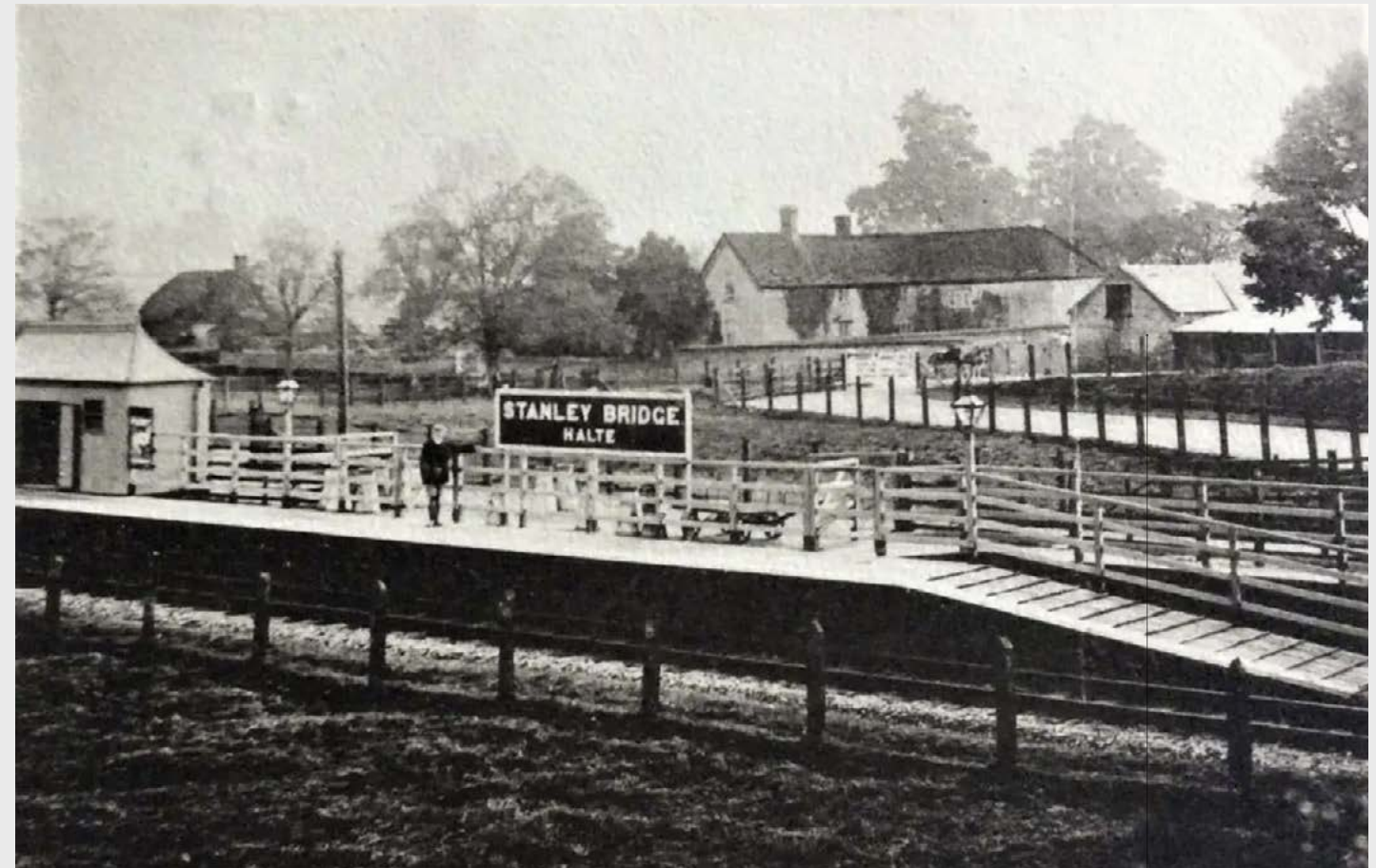
Existing Site Plan (not to scale)

2.0 EXISTING BUILDINGS

This section forms photographic record of the outbuildings that make up the farmstead of Pound Farm.

The photo to the right shows Stanley Bridge Halte in the early 20th Century. The distinctive access to the yard, the main farmhouse, and the granary can clearly be seen.

The railway line was decommissioned in the middle of the 20th Century and it now forms a flat, straight pathway from Chippenham to Calne which is very popular with walkers and cyclists.



The granary, shown here in a photo taken from Stanley Bridge Halte in the early 20th Century.

2.1 THE GRANARY

The granary is the foremost barn on the site and affronts the road, Studley Hill. It sits next to the entrance to the farmyard.

The barn received planning approval in 2001 for the conversion to a 3 bedroom holiday let, though this was not implemented.

Planning application N/01/01821/COU – Change of Use of Agricultural Building to Holiday Let – Refused 25/10/2001. Allowed at Appeal 11/03/2002

The granary is an important part of the farmstead layout and the setting of the house. The granary alongside the milking parlour are the two most prominent structures when approaching from Studley Hill.

The milking parlour is a 20th Century structure constructed of breeze-block walls and an asbestos roof. The milking parlour detracts from the legibility of the granary building and has long overrun its useful life. Conversion is not considered a valid option.



View of the front gable facing the road.



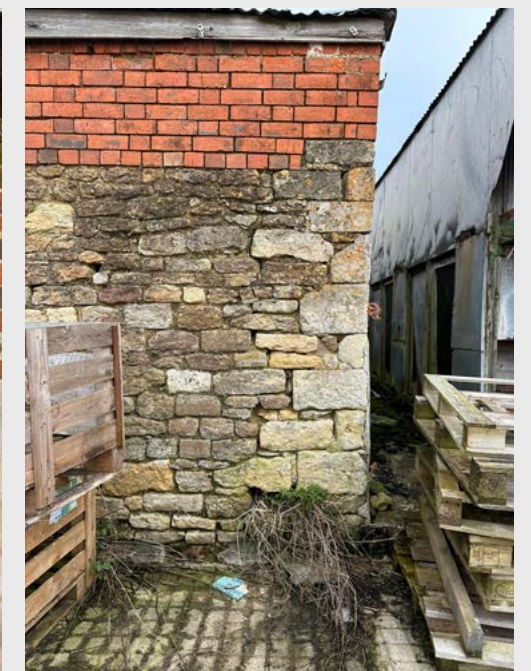
View from the large open sided barn adjacent to the granary. A buttress has been installed to prevent movement of the wall.



Stone corner detailing of the granary walls. Redundant curved roof milking parlour which is to be demolished.



Chunky framed window detailing, which will be reflected in the future design of the conversion.



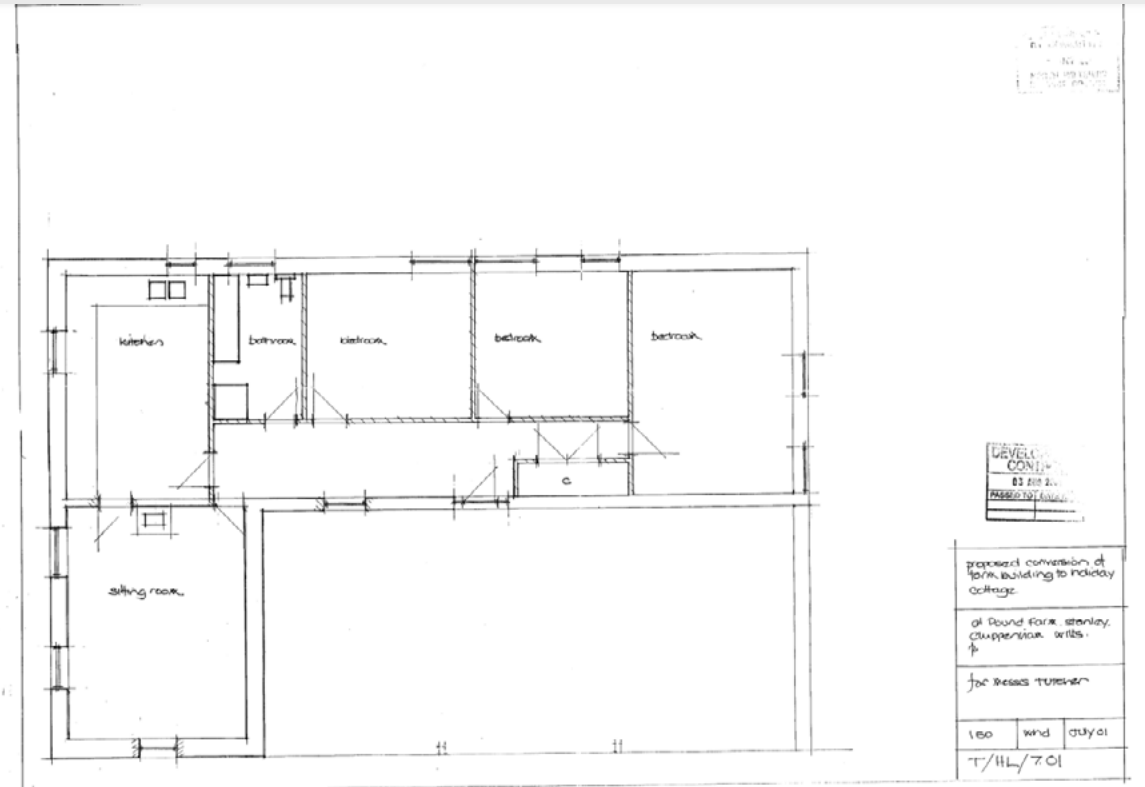
Stone corner details closely match those of the main house.

THE GRANARY PREVIOUSLY APPROVED APPLICATION

Planning Permission N/01/01821/COU

The application was allowed at appeal where the Inspector noted that the main issue associated with the appeal was the effect the proposed development would have on the character and appearance of its rural surroundings. The Inspector concluded that “while the work involved in conversion would be extensive, the proposal would respect the character of the building itself and, importantly, would benefit the character and setting of the listed farmhouse” (par 12).

The Inspector went on to state that “The restoration of the building to something like its original form seems to me to be an opportunity to ensure that the character and setting of the listed farmhouse and its yard would at least be preserved and, more likely, improved” (par 8). The Granary building remains within a similar condition and the current proposal involves restoring the building as previously approved to ensure the improvement to the setting of the listed building is now delivered.



2.2 COWSHED & PIG STYS

The cowshed and pig stys, highlighted on the plan below, are the closest buildings to the main house. They appear on the earliest maps of the site.

The elevations facing the house are built largely of brick, whilst the elevation facing the yard is a tall Cotswold stone wall with cut stone corner detailing which matches the main house, suggesting this element dates back further.

The cowshed faces the yard whilst the pig stys face the main garden (which was once an orchard), suggesting a close relationship between rearing animals and growing food in the garden.

Structurally, the walls are sound and suitable for conversion. The roof slates, though slipping due to water ingress, are in condition and can be reused. The roof of the cowshed is corrugated asbestos board which will need to be replaced.

Internally, the roof trusses will be retained where possible.



View from the yard: The brick wall of the cowshed can be seen here with the rear stone wall of the pig stys behind. The Cowshed has a mono pitched roof with breezeblock infill and door openings to the lower elevation.



View from the main garden: The building is within close proximity to the main house. The rear wall of the cowshed backs onto the garden but the pig styes open out to the garden with the rear wall facing the yard.



View of the pig stys with walled pen outside.



The brick & stone walls are well built and remain in good condition. The stone style suggests there might previously have been a larger stone structure here which was converted to the smaller pig stys.

2.3 LIVESTOCK BARN

These are three barns arranged around the smaller of the two courtyards to the west side of the yard. The barns are shown on early maps, as presented in this report, and have until recently been used to house livestock.

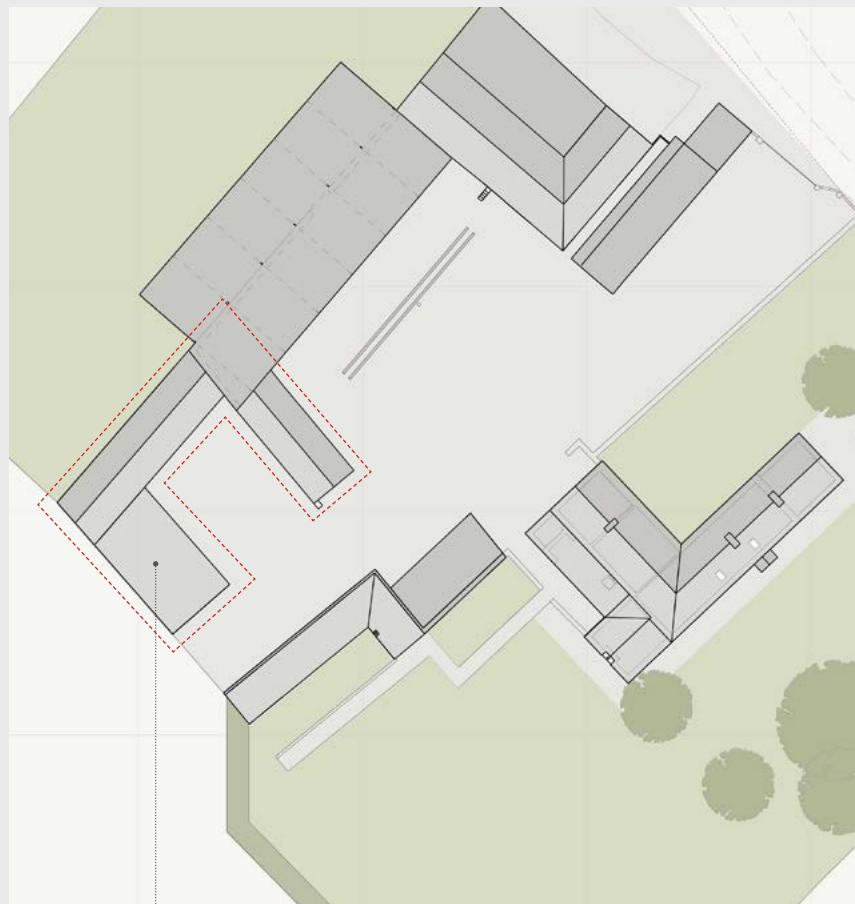
One of the barns has a mono-pitched roof. The other two barns have timber trussed roofs which are in good condition. They feature detailing similar to the roof structure in the newer section of the house. The barns are constructed of a mixture of stone and brick walls with clay roof tiles, which appear in reasonably good condition and can be repaired and converted. The areas of asbestos roof panels will be replaced. The areas of asbestos roof panels will be replaced.



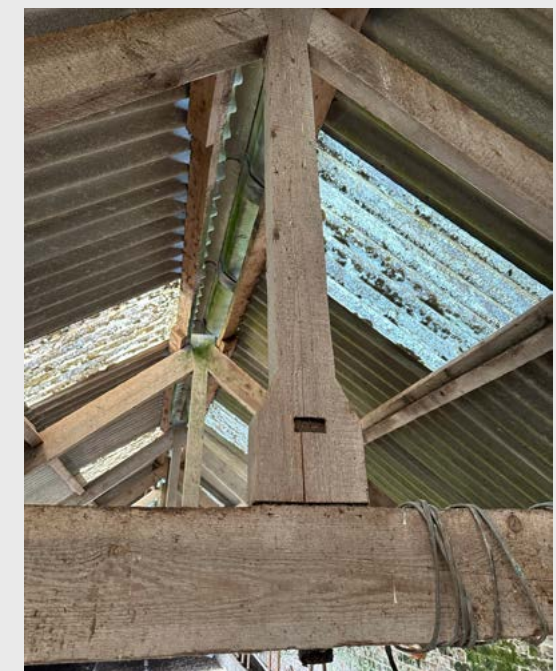
View of monopitched barn behind the traditionally built stone and brick barn with partly open sides.



View of the second smaller courtyard.



LIVESTOCK BARN



Good quality timber roof trusses which remain in good condition. The asbestos roof linings will be replaced and the walls locally repaired.

2.4 LARGE LIVESTOCK

Centrally to the yard is a larger steel framed barn, built in the 20th Century to replace the original barn that is shown on the early maps. The rear stone wall of the original barn remains in place and clearly dates back several hundred years. A newer steel frames sits over top of the stone wall with the steel columns to the sides of the the stone. The prominent stone wall is an important line between the farmstead and the surrounding farmland and still forms that physical boundary today.

This barn provides the backdrop for the larger of the two courtyards and sits directly opposite the rear elevation of the main farmhouse, therefore providing an important link between farm house and farmstead. The long, east facing side is open to the yard, creating an important visual link.

In front of the barn is a tall concrete block cattle feeder which detracts from the legibility of the courtyard and the form of the barns. This will be removed as part of any development plans.



View of the barn to the right with the large mono-pitched roof and exposed steel frame. To the left is the large concrete cattle feeder which blocks views across the courtyard and will be removed.



View across the courtyard towards the house. The barns are both visually and physically connected to the house and an important part of the setting. The historic relationship between the house and the farmyard is clearly visible.



View looking out to yard with tall, thick stone wall to the left.

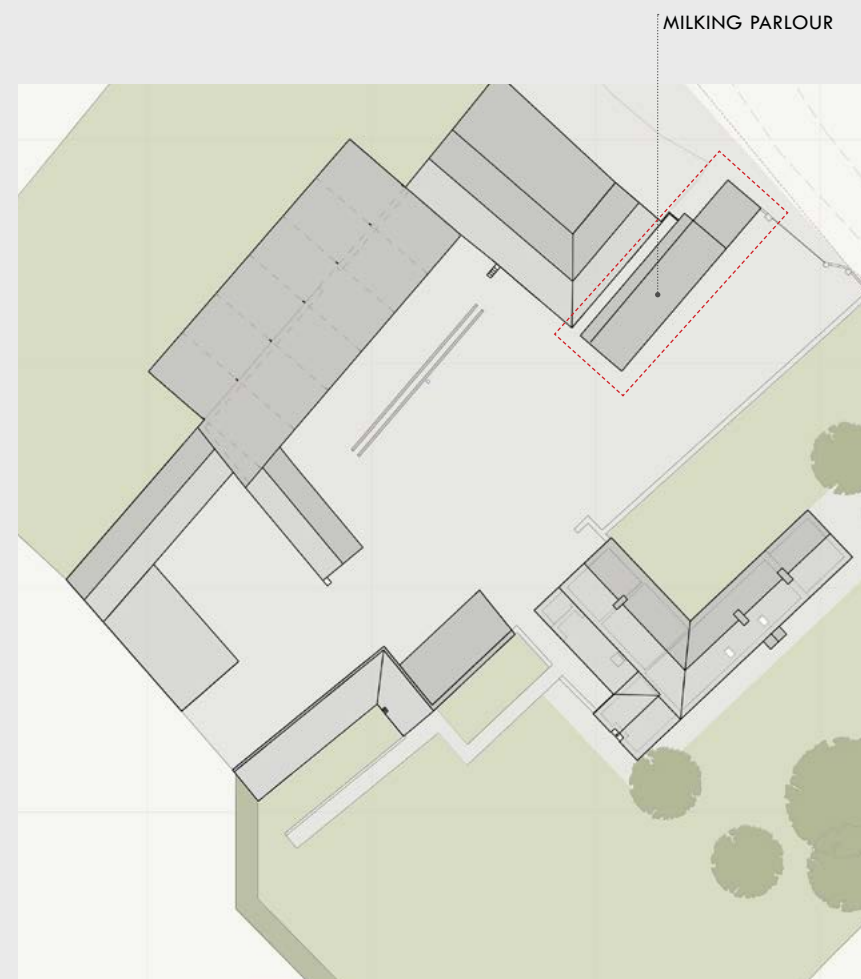


View through an opening in the stone wall. This wall forms the boundary of the yard.

2.5 MILKING PARLOUR

The milking parlour is a concrete block and asbestos roof structure that has outlived its planned life span and will be demolished as part of plans to unify the outbuildings. Where possible, materials will be re-used - for example the concrete will be crushed and used in the conversion of the barns. The asbestos roof will be appropriately disposed of.

The parlour has become an eye sore and a prominent feature as you approach Pound Farm. Its removal will reveal the traditional barns surrounding it.



3.0 SITE OPPORTUNITIES

3.1 IMPROVING THE SETTING OF THE LISTED BUILDING

The approach to Pound Farm is particularly unsightly due to the run down appearance of the old farmyard, particularly the outbuildings fronting the road

One of the primary desires is to renovate this area to improve the setting of the listed building and appearance from the main road. The entrance to the yard has large galvanised metal gates set within a pebble-dashed concrete walls. This contrasts the stone walls that surround much of the rest of the site and the entrance to the main house.

The milking parlour forms much of the front boundary to the site and is unsightly. Removing this poor quality structure will reveal the stone and brick building behind and create better views of the house from the road.

3.2 THE BRIEF

The brief for the redevelopment of the site is set out in the points below.

1. Improve the setting of the Grade II listed farmhouse and curtilage buildings.
2. Retain an element of agriculture to the site. Whether that be rearing animals in barns, using some of the land for grazing, or growing fruit and veg within the site, the farm yard will retain an element of its past so that it is active and reflects the history of the site.
3. Convert the buldings using a 'light touch' approach so that their agricultural heritage is visible in the future.
4. Provide an income for the site which helps fund the cost of the renovation and the future upkeep of the buildings.
5. Adopt a landscaping strategy that creates a bio-diverse site. This will enhance the wildlife and ecology of the site and create an attractive area for visitors and occupants.
6. Create an environmentally sustainable development which has a positive impact on the environment through retrofitting existing buildings.



Milking parlour

Galvanised metal gates



Granary behind

Milking parlour

Pebbledashed concrete block wall

3.3 REMOVING POOR QUALITY STRUCTURES

As highlighted in red on the plan and illustrated in the photographs below, several 20th-century structures are proposed to be removed in order to reveal the original layout of the farmstead, thereby enhancing the character and setting of the site.

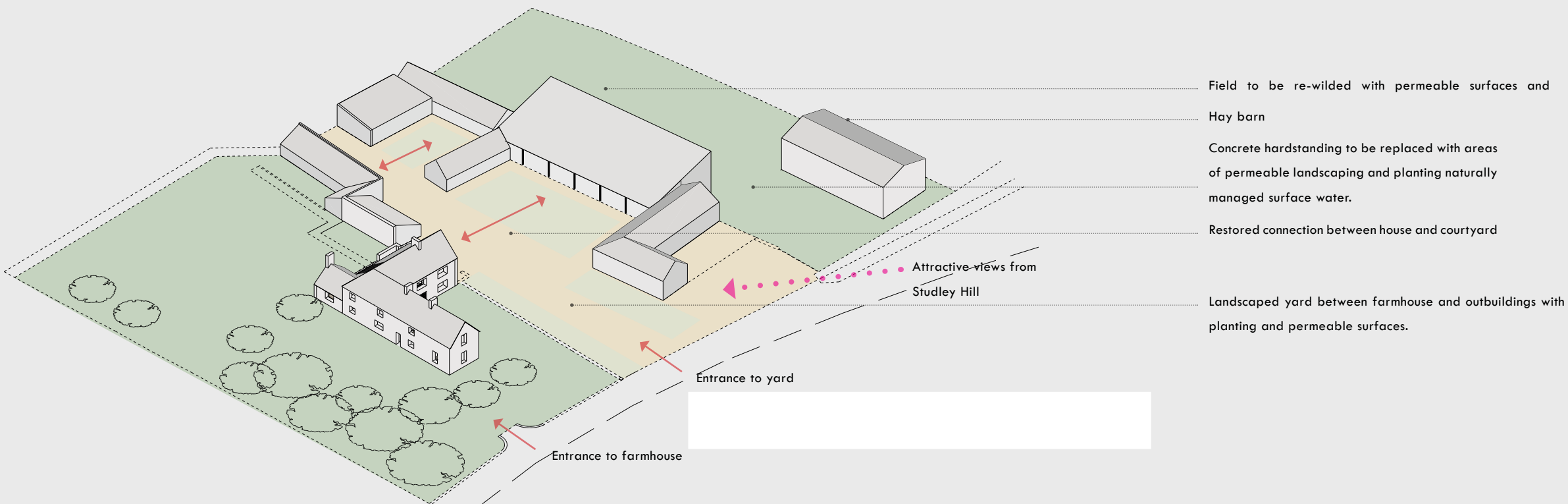
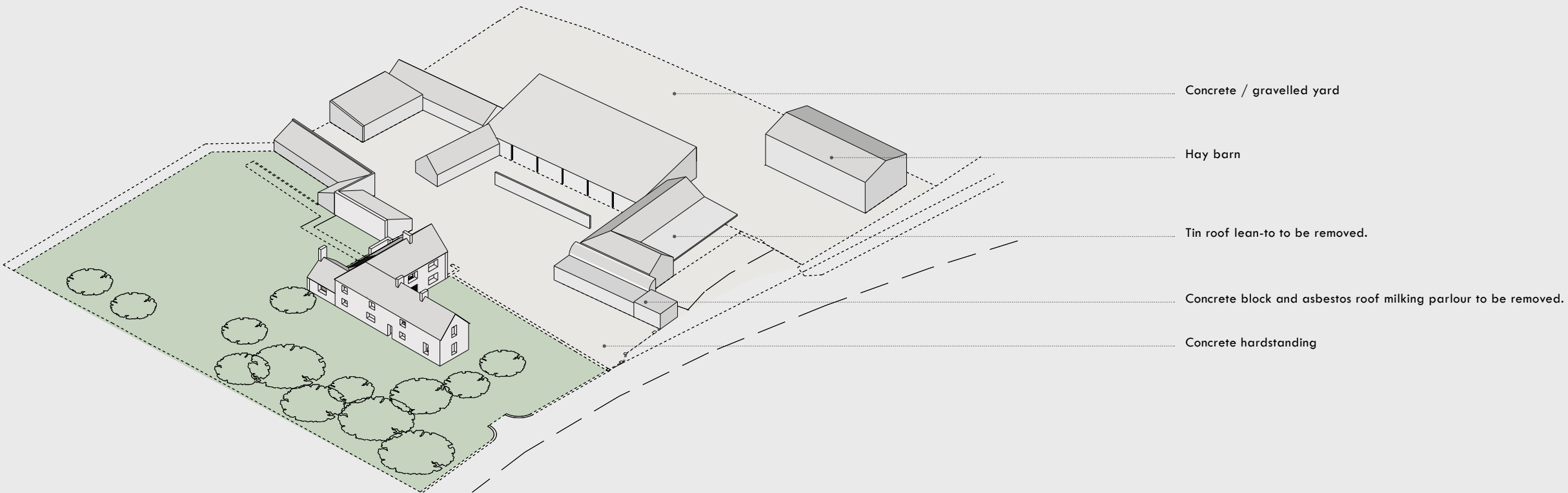
These buildings include the former milking parlour, which was used for milking the dairy herd until the 1970s by the previous owners. The milking parlour is a post-war breeze-block structure with an asbestos and corrugated metal roof, and is of limited architectural or historic significance.

In addition, all areas of concrete block infill will be removed and replaced with sympathetic materials, carefully selected to enhance the appearance and integrity of the existing historic buildings.



Site Plan demolition

3.4 3D OVERVIEW

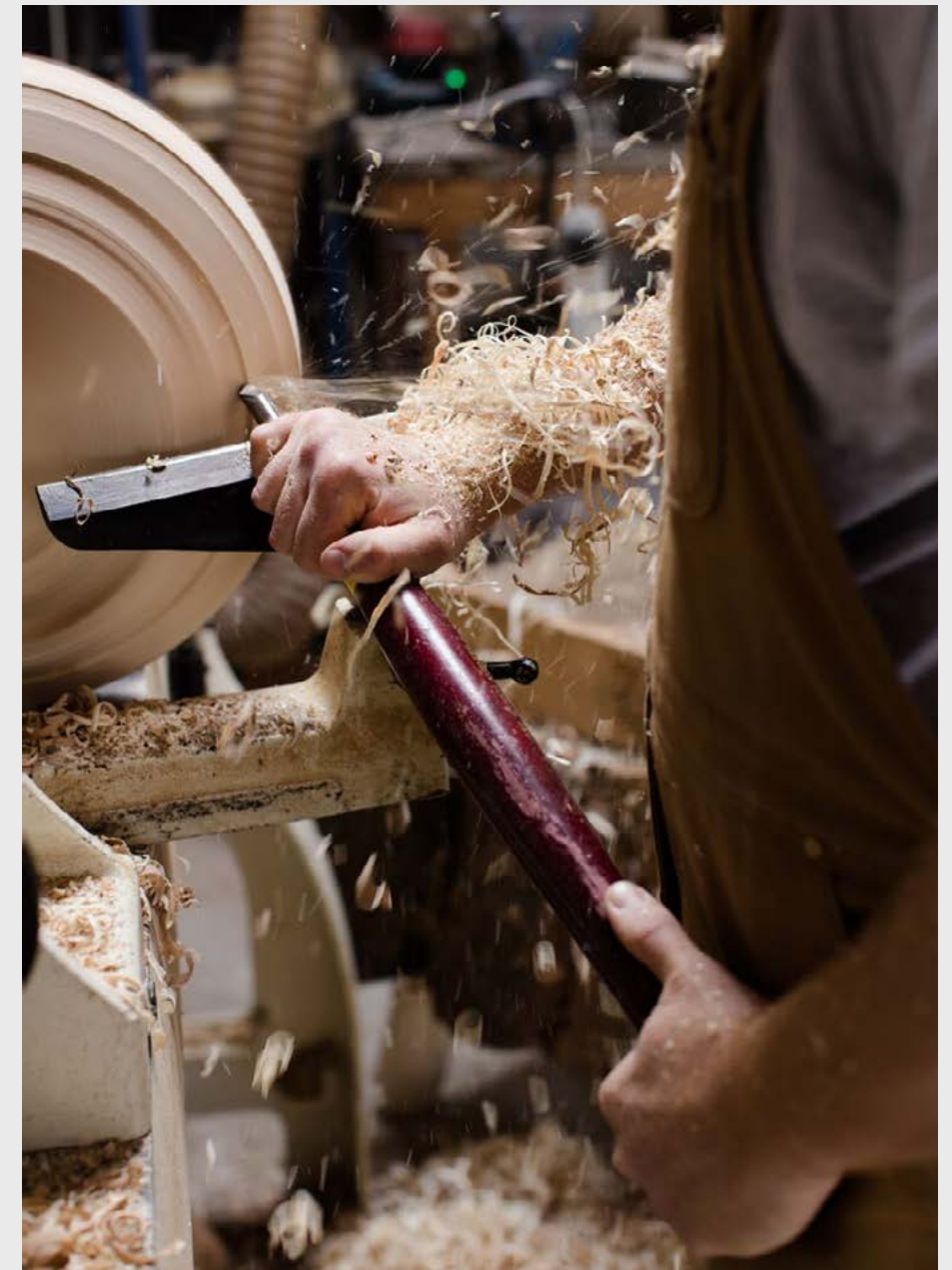
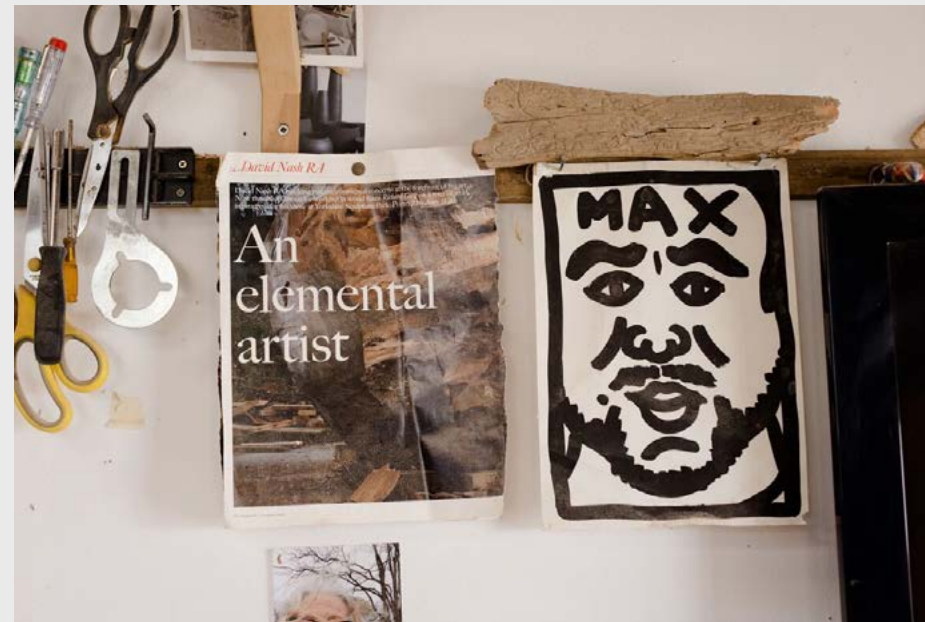


3.5 BRINGING NEW USES TO THE BUILDINGS

The site will seek to encourage and support local artists and makers through the provision of flexible workshop spaces. These spaces will be suitable for a range of creative and small-scale commercial uses, from sculptors and woodworkers to emerging local businesses.

The workshops will benefit from a rural setting that is both tranquil and inspiring, while remaining easily accessible. They will be set within a landscape of green fields and landscaped gardens, creating an environment that supports creativity, productivity, and sustainable enterprise.

ARTISTS AND MAKERS WORKSHOPS



Alongside the workshop spaces, a small studio is proposed to accommodate the owner's architectural practice. This will be an open-plan, multi-purpose space from which to operate a small architecture business and to meet with clients and visitors.

Certain facilities and spaces will be shared with the adjacent artists' studios, encouraging collaboration and providing flexible areas for meetings and hosting visitors.

ARCHITECTURE STUDIO



The smaller barns are to be converted into holiday accommodation. The surrounding area is popular with walkers, cyclists, and holidaymakers, and the provision of self-catering cottage-style accommodation will support this existing demand while contributing to the local visitor economy.

In addition, the accommodation may also be used on a short-term basis by artists and makers working on site, providing flexible live-work opportunities that support the creative uses of the wider farmstead.

HOLIDAY COTTAGES



4.0 PROPOSED SCHEME

The following pages set out the proposals for the conversion of the buildings and the site as a whole. This report is supported by a full set of plans, sections, and elevations, together with a Planning Statement (LPC Trull), Heritage Statement (Asset Heritage), Ecological Assessment and Bat Survey (Daniel Ahern Ecology), and Structural Assessment (Cooper Associates).

4.1 CORE PRINCIPLES

The proposal seeks to create a sustainable development within a semi-rural setting, capitalising on the site's strong accessibility to the town centre via a well-used cycle path, while retaining its relationship with the surrounding open countryside. The scheme will embrace the rural character of the landscape, fostering a vibrant, active, and well-connected environment that supports both community life and sustainable travel.

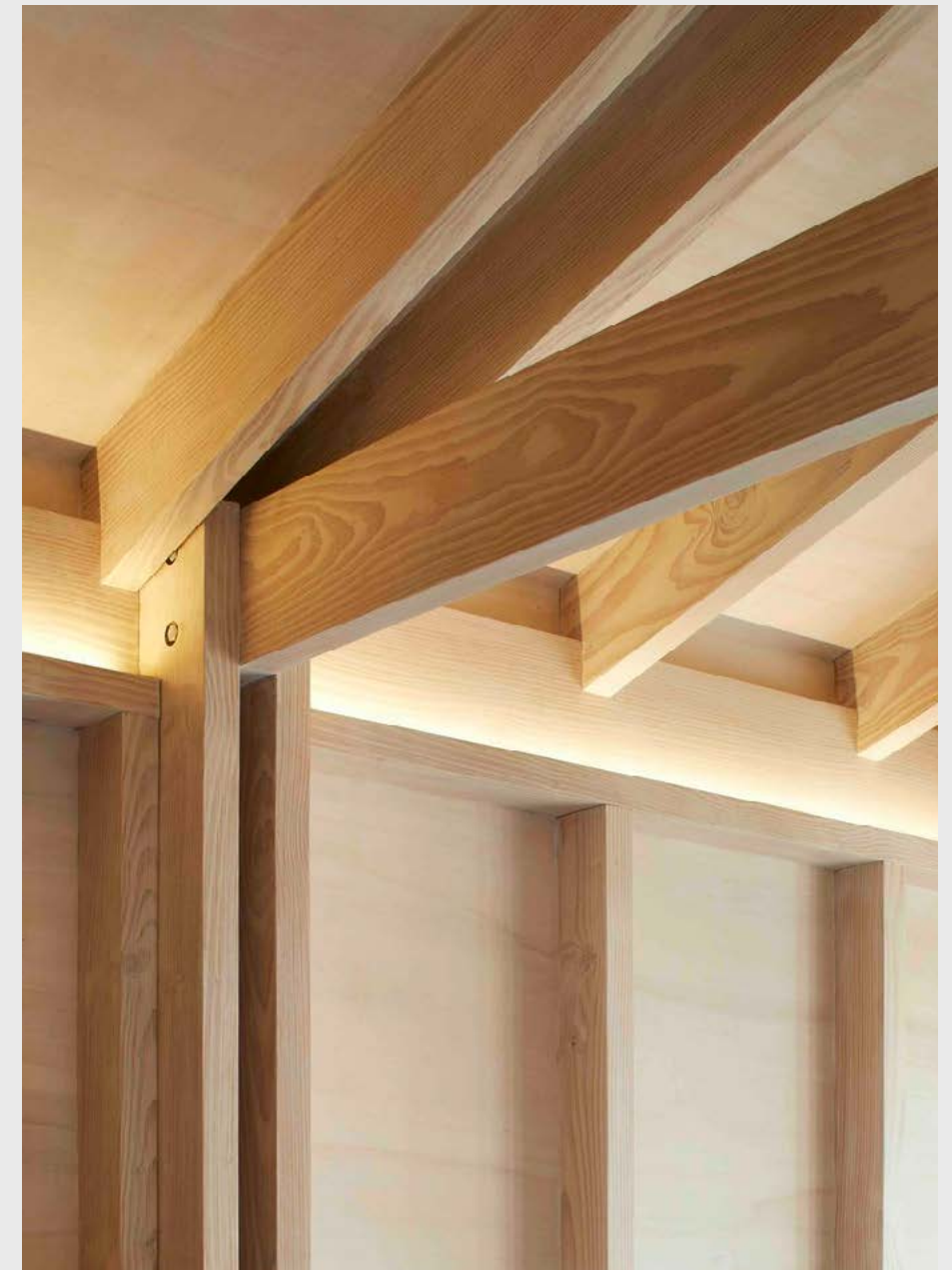
Central to the vision is the preservation and reinterpretation of the historic farmstead. The existing buildings will be sensitively adapted to meet contemporary needs, capturing the essence of the site's agricultural heritage while ensuring they are fit for use in the 21st century. Through thoughtful design and sustainable reuse, the development will establish a viable long-term future for the farmstead, securing its ongoing care, relevance, and contribution to the local area.



4.2 REFERENCE IMAGES

The conversion of the buildings will use materials reflective of the character and appearance of the existing farmstead. For example, as shown on this page, oak cladding will combine with the existing brick and stonework for an agricultural yet modern appearance.

The existing masonry of the buildings will be retained and an internal timber frame added where needed to support the roof and internal finishes, thus leaving the historic fabric untouched.



4.3 ESTABLISHING NEW BUILDING USES & OPPORTUNITIES

A new site strategy is proposed to re-establish the relationship between the farmhouse and the farmstead, which has gradually diminished over time due to the move away from traditional milking practices and the resulting redundancy of the farm buildings.

As part of this strategy, the existing buildings will be repurposed to enable the site to function once again as a working farmstead. A diverse mix of complementary uses is proposed, each carefully considered to support and enhance the others.

These new uses will generate sustainable income streams, providing the financial justification for the restoration of the historic farm buildings and ensuring their long-term maintenance. The project will require significant initial investment, and it is therefore essential that the proposals are financially viable in both the short and long term.

Proposed building uses:

Barn 1:
Residential unit - Market rental (Use Class C3)

Barn 2:
Commercial, business & service space (Use Class E)
- Office space for the owner's Architectural Studio and business operations.
- Artists studios & creative workshops
- Events space for local community events and gatherings

Barns 3, 4 & 5:
Holiday accommodation
- A mixture of self contained holiday lets.

Barn 6:
Granny annex / holiday accommodation

The scheme involves introducing a complementary range of uses but each would be low key and have a low number of vehicular movements. The intention of the owners is convert the central barn to a rural architecture studio for their own business and offer workspaces for local craftspeople in order to serve and support the local rural economy.



4.4 ESTABLISHING NEW BUILDING USES & OPPORTUNITIES

The site plan has been carefully developed to accommodate a diverse mix of uses, creating a vibrant environment in which each space is designed to support and reinforce the function of the others.

For example, the holiday accommodation may be occupied by an artist renting a studio space for a period of time.

- Concrete hard-standing to be replaced with areas of permeable landscaping and planting naturally managed surface water.
- Parking for users of Barn 2 studio spaces and office space.
- Rewilded landscape.
- Landscaped courtyard gardens between holiday cottages.
- Boundary line. Views out to surrounding green fields.
- Pig stys to remain as existing as part of this application.

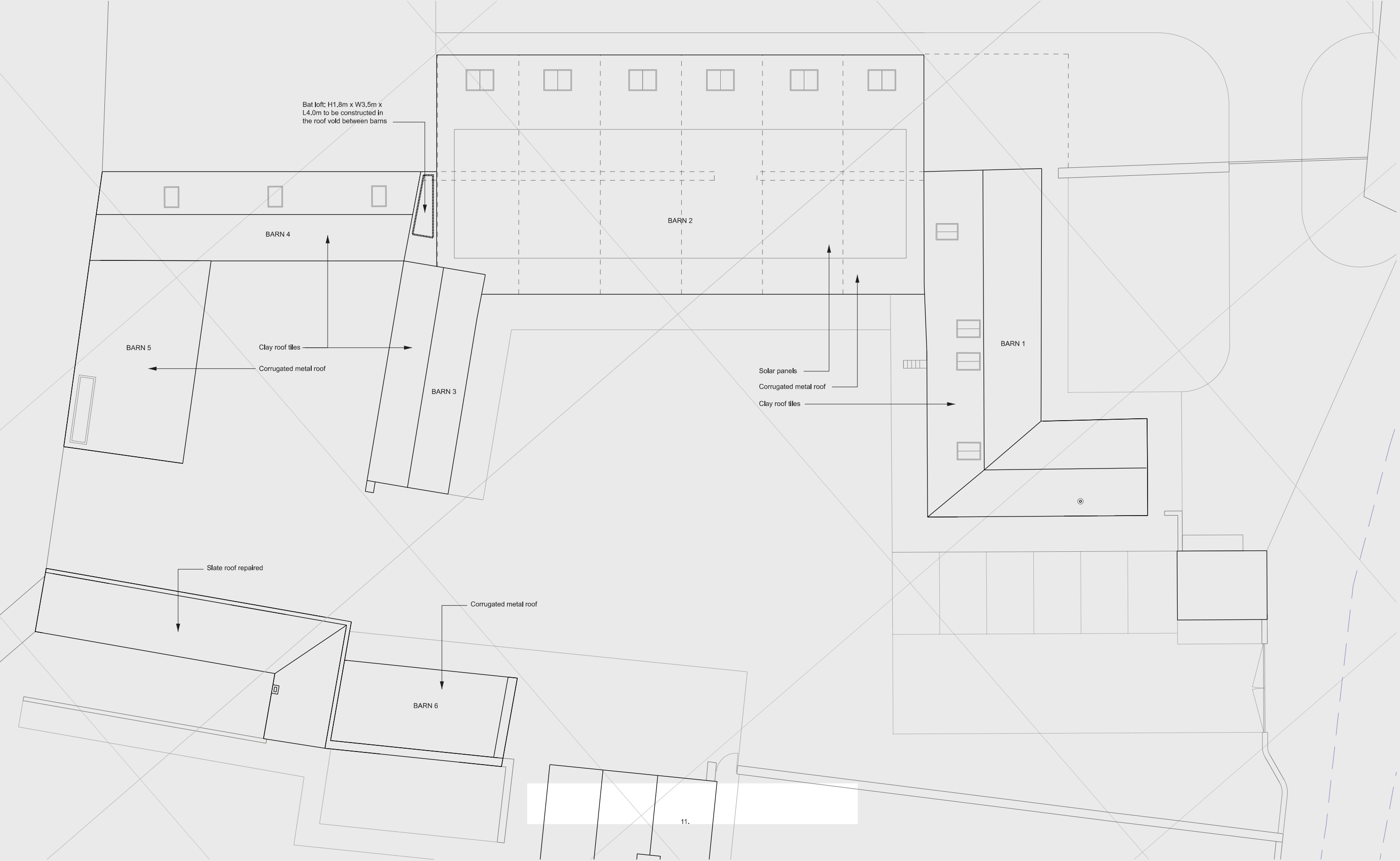


- Hedgerow retained
- Parking
- Wide splayed access point.
- Parking
- Parking
- Parking for farmhouse

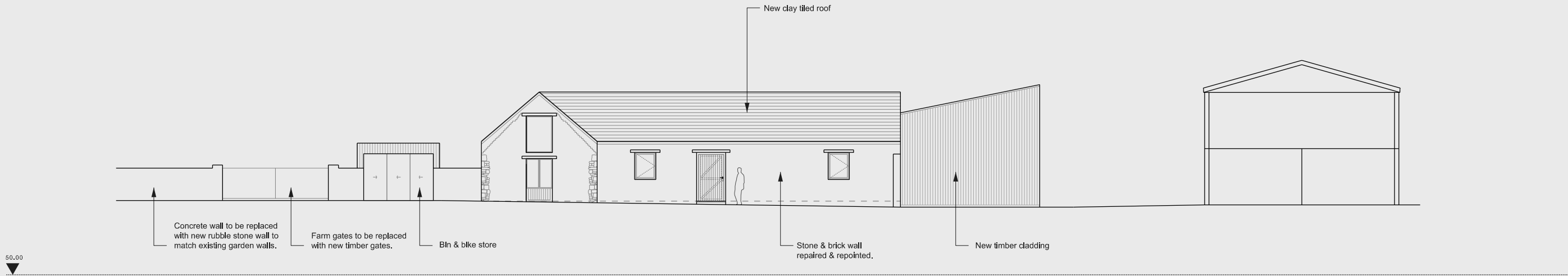
4.5 BUILDING USES



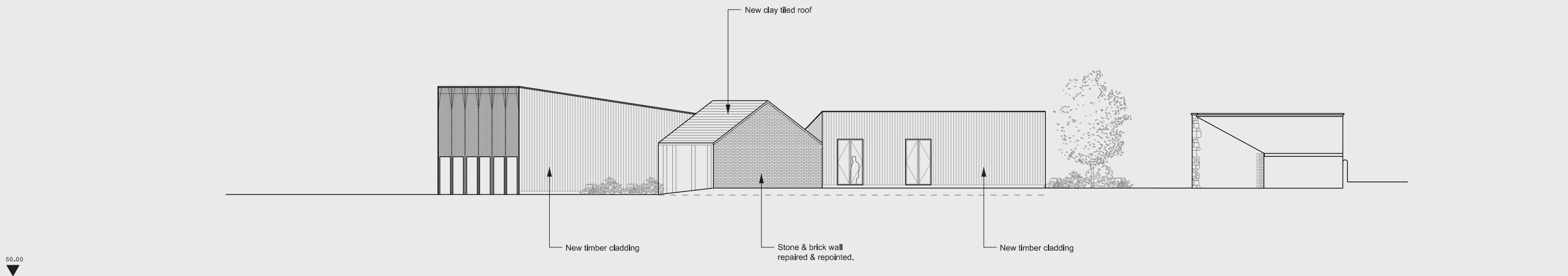
4.5 BUILDING USES



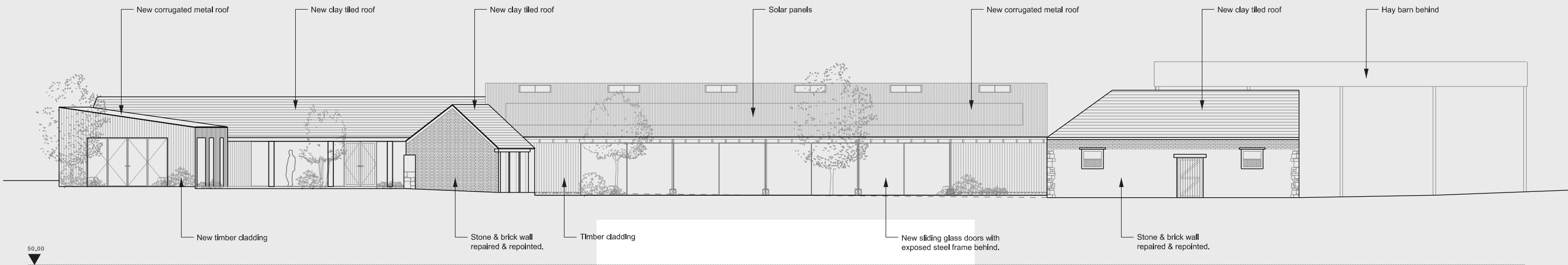
4.6 SITE ELEVATIONS



FRONT (NORTH EAST) ELEVATION



REAR (SOUTH WEST) ELEVATION



SIDE (SOUTH EAST) ELEVATION

4.7 SITE VISUALISATION



4.7 SITE VISUALISATION



4.8 ACCESS, PARKING & CYCLE STORAGE

Access to both the central yard and the north yard will remain broadly as existing, with upgraded entrances and gates proposed to enhance the visual appearance of the site when viewed from Stanley Lane.

Access to the central yard will be improved through the replacement of the existing gateway with a new stone wall and timber gates, creating a more welcoming and legible approach. Existing concrete block walls will be removed and replaced with locally sourced stone to match the walls surrounding the farmhouse.

To the north, the existing driveway and gates will be replaced with a new hardstanding driveway and timber gates. This entrance will be used primarily to serve the commercial and artists' studio units, helping to separate residential and commercial activity within the site.

Both access points benefit from excellent visibility splays in both directions along Stanley Lane. The entrances were originally designed to accommodate agricultural vehicles, and the proposed use by cars and light commercial vehicles will not give rise to any access or highway safety concerns.

Adequate car parking is provided across the site, as illustrated on the plan on this page. While it is unlikely that all units will be in use simultaneously, sufficient parking is available to accommodate peak demand, with additional overflow spaces located within the north yard. Electric vehicle charging points will be provided as part of the proposals.

Sustainable travel is actively encouraged, with convenient access to Chippenham and Calne via the designated cycle route. Covered cycle storage will be provided for a minimum of 14 bicycles, with capacity to be increased should demand arise.



4.9 SUSTAINABLE DRAINAGE & SURFACE WATER MANAGEMENT

A sustainable drainage strategy will be adopted to manage surface water with the aim of reducing flood risk, protecting water quality, and enhancing the local environment by mimicking natural drainage processes. Currently, a large area of the site is covered with concrete hardstanding. Parts of this will be removed and replaced with planting and gravel to allow filtration into the ground.

Other features will help to slow down and store the water on site so that it can be processed near to where water falls, such as rain gardens, ponds, and water storage tanks for use in irrigation. The strategy prioritises infiltration into the ground, evaporation, and controlled discharge rather than rapid runoff into sewers. This will also help to support biodiversity.

For the foul waste, a water treatment plant will be installed to capture and process the waste. This cleaned water will then be released onto a drainage field at the north end of the site.

4.10 SUSTAINABLE POWER & HEATING

Solar panels will be installed to provide power to the site. The primary location will be the southwest facing mono-pitched roof of the central commercial barn. The roof area of this barn is approx. 340sqm.

Roof area to PV capacity: A typical high-efficiency panel produces around 150–200 W per m² of roof area (depending on panel efficiency and spacing).

That means, assuming 300sqm of panels:

$300 \text{ m}^2 \times 0.15\text{--}0.20 \text{ kW/m}^2 \approx 45\text{--}60 \text{ kW}$ peak capacity (kWp).

Battery storage and exporting excess into the grid would contribute to maximising on-site use of renewable electricity, reducing reliance on grid power, lowering energy costs, and generating additional income through export payments, while improving overall system efficiency and resilience.

Heating: The solar panels will be used to power air source heat pumps, preventing the need for oil fired boilers. Battery backup from the solar panels will ensure the ASHPs can be powered all year round.



5.0 LANDSCAPE & ECOLOGY

5.1 IMPACT ON NATURAL AND HISTORIC ENVIRONMENT

Criteria point ii. of Core Policy 48 seeks to ensure that developments involving the conversion and change of use of rural buildings will not detract from the character or appearance of the landscape or settlement, and criteria v. provides support for schemes that would lead to the viable long term safeguarding of a heritage asset. The purpose of the proposed development at Pound Farm is to restore and enhance the character and appearance of the traditional buildings which would deliver benefits to the natural and historic environment.

The design of the landscaping is integral to the success of the scheme. A landscape architect has been appointed at this early stage to begin the initial assessment of the site and to begin to understand the opportunities and restraints of the landscape.

It is important that the site retains and element of its agricultural past, which can be reflected in the choice of materials and the planting.

The examples on this page are all ex-farm buildings that have been adapted and re-used and where the landscape blends seamlessly with the architecture.

The plants chosen for the site will be part of a 'naturalistic' planting scheme.

The site is largely covered by areas of thick concrete, which once formed the yard for vehicles and cattle. Rather than remove this and dump it at another site, the planting will be interwoven into the areas of soil that have developed. Much like Hillside, by Dan Pearson, a few miles away, a layer of planting will be threaded through for increased biodiversity and native flora.



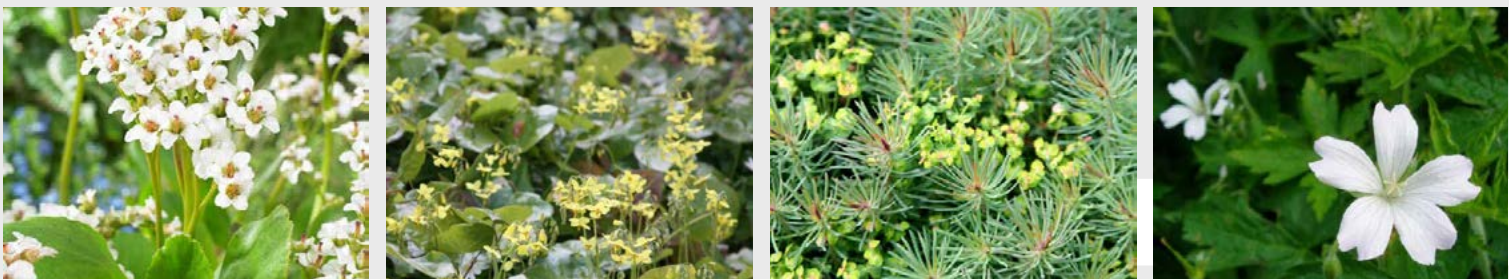
PLANTING ZONE 1:



PLANTING ZONE 2:



PLANTING ZONE 3:



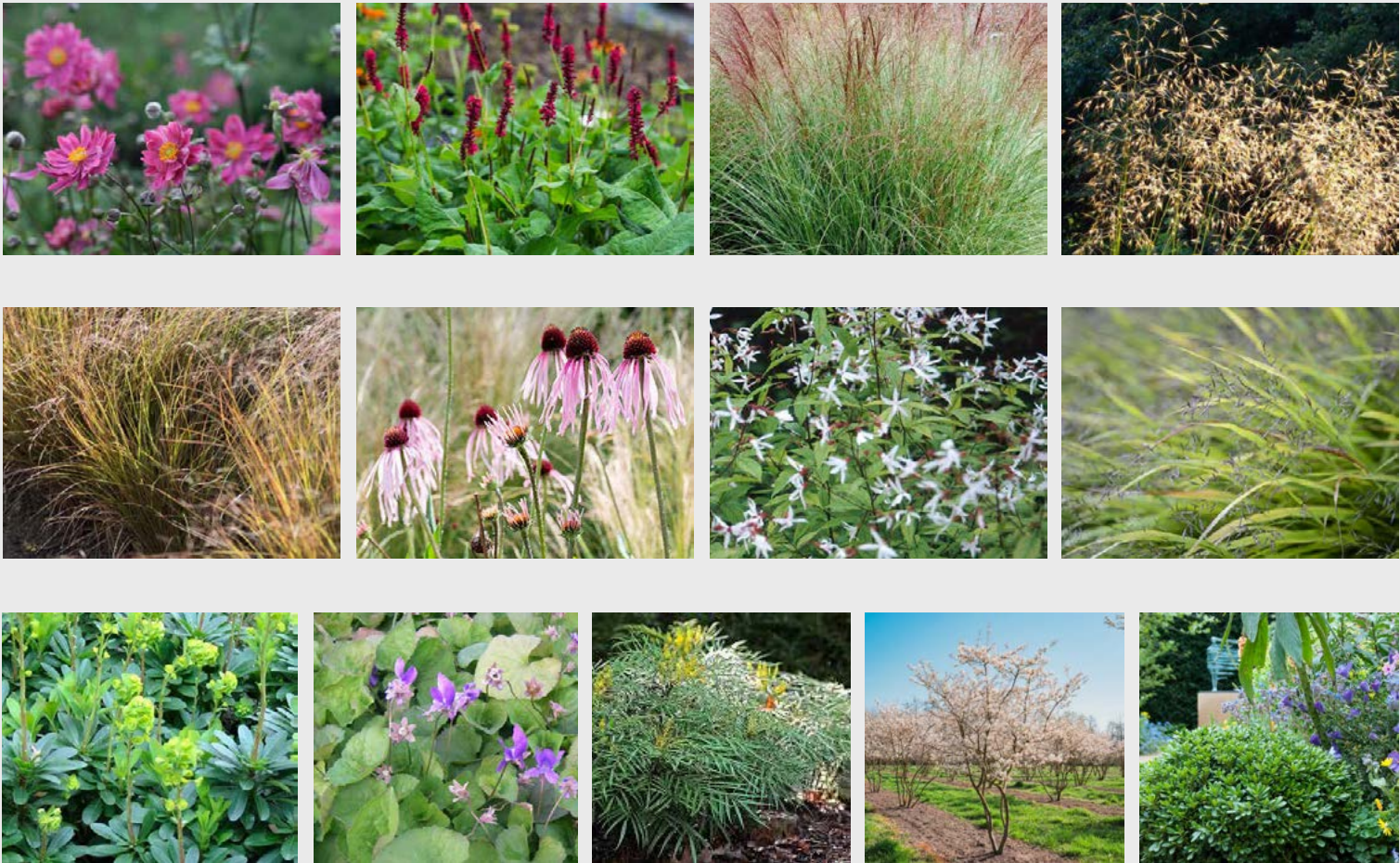
Zone 1 Palette:
Hedges planted into shapes to funnel views / hide back of house. Avenue of ornamental flowering fruit trees at the beginning of the drive. Complements malus evereste proposed in palette 3 which would be planted along the house boundary near the entry gate.
Grasscrete to be used to soften entrance drive and allow permeation of rainwater.

Zone 2 Palette:
Mono planting in blocks to form attractive frontage to public road all year round. Some feature trees planted for privacy of front garden space.

Zone 3 Palette:
Small trees and canopy lifted large shrubs form a clearly defined structure with neat, form holding, evergreen shrubs, including pittosporum 'nanum' and 'golf ball' - linking to the palette of the courtyard terraces. Topiary hornbeam domes and beehives will create a more formal feel amongst perennial planting, and link to the palettes of hedging used towards the periphery of the site, and in the more utilitarian spaces.

Perennial planting mixes are selected for the partially shaded conditions, the palette would naturally be found on woodland edges. Light grasses and year-round textural foliage complement pink, white and warmed toned perennials with the yellow and peach tones relating to palette 4. Early, spreading geophytes utilize the light beneath deciduous trees and shrubs before the canopy closes over summer.

PLANTING ZONE 4:



PLANTING ZONE 5:

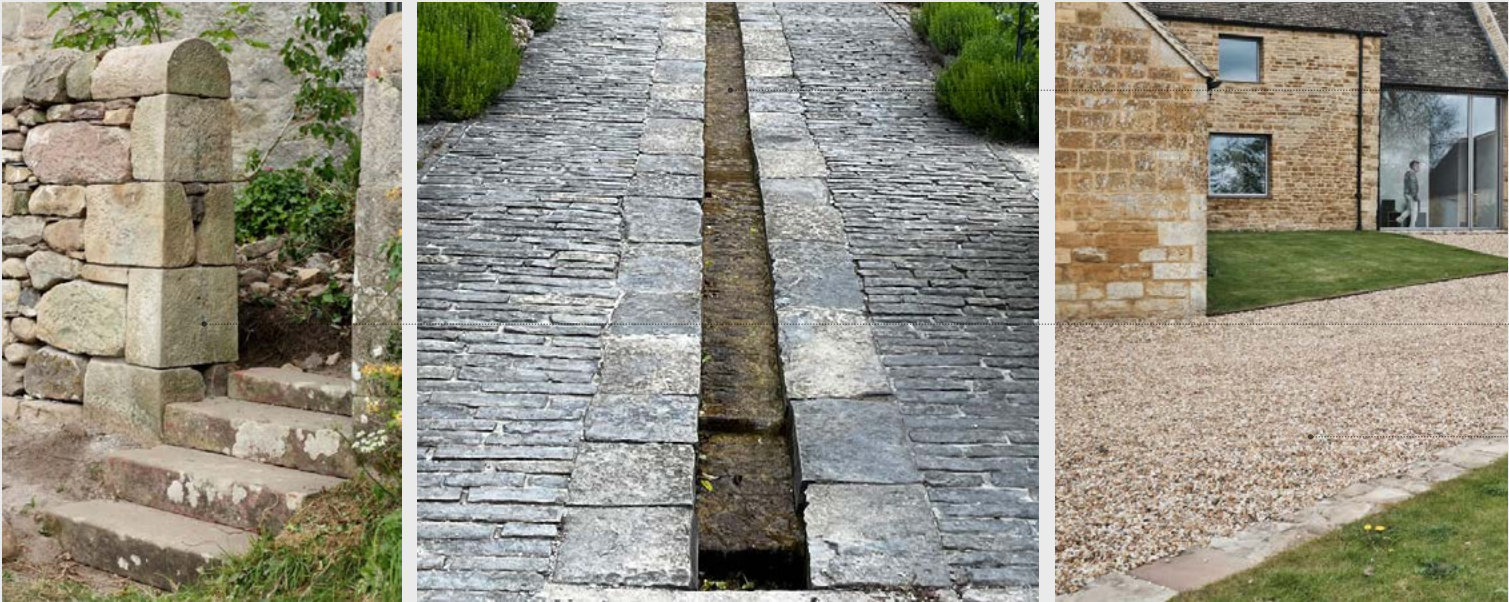


Zone 4 Palette:
Small/medium multi-stem Amelanchier will dot through the planting, providing a light, pretty canopy of fresh foliage or white blossom at eye level - creating filtered views and containing spaces. The remaining structure of evergreen shrubs will come from a combination of the loose natural forms of Mahonia 'soft caress' which brings beautiful texture and winter flower colour, and the more uniform mounded shapes of pittosporum tobira 'Nanum', and P.'Golf ball' both of which naturally form neat mounds.
Perennial planting mixes are a combination of ethereal soft pinks, whites and creamy yellows, with pops of warm toned pinks and burgundy. A combination of grasses will form structure to the perennial planting and bring texture and movement. A comprehensive palette of bulbs will allow interest through winter months and moments of drama through the year too.

Zone 5 Palette:
Wildflower meadow sown using locally sourced seed, for calcareous stoneless clay, slowly permeable with seasonal wetness. Perennial plugs to be interspersed to encourage establishment.

Malus domestica planted in an informal orchard, species selected will be heritage varieties, traditionally grown for cider, eg - Corsley Pippin, Dredges Fame, Mary Barnett, Roundway Magnum Bonum, Julia's Late Golden, Wiltshire Monster, Mere Pippin, Dtonhead House.

HARD LANDSCAPING & PAVING



Surface water management becomes an attractive feature with open rills and stone drainage channels.

New stone walls built to match existing stone walls and detailing found around farmhouse.

Permeable gravel driveways



Rubble stone found around site to be used for naturalistic pathways, allowing vegetation to grow through.

Gravel pathways with planting set within.



Water features to capture water and provide habitat for wildlife. Lowering surface water run-off into surrounding roads and fields.

Hedges installed to add privacy to areas of the site, provide a habitat for wildlife, and to reflect the yew hedges and yew trees surrounding the farmhouse.

5.2 BATS & ECOLOGY

In July 2025 Daniel Ahern Ecology Ltd were commissioned by to undertake a Preliminary Roost Assessment (PRA) of Pound Farm.

The initial survey identified the potential locations of bats; buildings 3, 4 and 5 (as referred to as horseshoe barn) and building 6 (referred to as building 2).

These were identified as having LOW bat roost potential based on the frequency of Potential Roost Features (PRF) recorded, however upon observance of bats emerging from buildings 3, 4 and 5 during the first survey it was judged to be a CONFIRMED roost.

Based on these findings three activity surveys of buildings 3, 4 and 5 and one activity survey of building 6 were required to confirm the presence/absence of bats using these structures to roost. These surveys took place in July, August, & September 2025.

Buildings 3, 4 & 5: a maximum of five common pipistrelle and one brown long eared bat were recorded during any one survey. This confirms the building houses summer, day roosts for these two species.

Building 6: No bats were observed emerging from this building during the surveys.

Mitigation measures:

- Prior to any works taking place on site a Harlech woodstone bat box will be erected on a tree adjacent to the site at a height at least 3m above the ground.
- The building on site will be inspected by a Natural England C2 licenced ecologist immediately prior to any demolition/roof strip. The ecologist will use a flexible endoscope to assist with this survey.
- The “demolition” phase of the proposed development will take place between late March and late October.
- Should any bats be encountered during the proposed works all activity should stop immediately and a Natural England C2 licenced ecologist should be contacted for advice on how to proceed.

Habitat enhancement measures:

- One bat loft – H: 1.8m, W: 3.5m, L: 4.0m will be constructed in the roof void of building 1. The bat loft will be lined with OSB board, the roof cladding will be lined with Type 1F around the location of the loft. Access to the loft will be through four bat tiles.
- One lbstock bat brick (or similar). Installed at a height of at least 3m in the extension, under the eaves and in direct sunlight.
- One hedgehog house will be installed in the garden of the property EITHER under a hedge to the rear of the property OR under a brash pile to the rear of the house.
- One insect block. Installed at a height of 1.5m above the ground on a south facing tree or building elevation.

Biodiversity Net Gain:

A BNG report has been prepared by Daniel Ahern Ecology and is attached as an appendix to this application.



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