

DESIGN AND ACCESS STATEMENT

FOR

**RETROSPECTIVE PLANNING
MOORFIELD FARMHOUSE,
2 CHURCH STREET,
STEEPLE ASHTON,
TROWBRIDGE,
WILTSHIRE,
BA14 6EW**

FOR

CLIENT

Mr Chris Stevens

PREPARED BY



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1.00 INTRODUCTION

- 1.01 This Design & Access Statement supports a retrospective planning and listed building consent application relating to works undertaken at Moorfield Farmhouse, 2 Church Street, Steeple Ashton, Trowbridge, Wiltshire, BA14 6EW. The property is a Grade II listed building located within the Steeple Ashton Conservation Area, and the works must therefore be assessed in relation to their impact on both the designated heritage asset and its wider setting.

This statement should be read alongside the Forum Heritage Services Heritage Statement, which provides a detailed assessment of the building's significance and the impact of the unauthorised works.

2.00 SITE AND HERITAGE CONTEXT

2.01 Site Location

The site is located on Church Street, a key historic route within Steeple Ashton. The Location Plan (26-1055-LOC1) identifies the property within its established residential context.

2.02 Existing Building

The farmhouse is a late 18th-century building. The Existing Elevations (26-1055-104) confirm: -

- Flemish bond red brickwork
- Stone mullioned casements
- Triple Roman clay tiles
- Cast-iron rainwater goods

The rear of the building comprises a historic rear wing and a later 2017-approved extension.

2.03 Heritage Significance

Forum Heritage Services concludes that: -

- The front elevation holds the highest architectural interest.
- The rear elevation is of lower significance and has undergone substantial historic alteration.
- Internal significance is very limited, with most historic fabric removed prior to listing.
- The building's contribution to the Conservation Area is primarily through its street-facing elevation.

3.00 DESCRIPTION OF WORKS (RETROSPECTIVE)

3.01 Rear Dormer/Balcony Alteration

The approved rear dormer (17-01207-FUL) was constructed instead as a door opening providing access to a balcony between the two rear wings. A metal balustrade was installed between the gables.

The Proposed Plans & Elevations (26-1055-201, 202, 203, 204) show the rectification works proposed as follows: -

- Removal of the unauthorised door and balcony
- Reinstatement of the roof structure
- Installation of the approved dormer window in its correct form

3.02 **Solar Panels**

Four solar panels were installed on the inner-facing roof slopes of the two rear wings.

These are shown on the Existing and Proposed Roof Plans and Elevations (26-1055-103, 104, 203, 204) and are proposed to be retained.

Forum Heritage Services state that the solar panels do not represent a harmful change to the listed building that will impact on the special architectural or historic interest of the heritage asset.

3.03 **Rooflights**

Four conservation-style rooflights were installed on the rear slope of the main roof, positioned between rafters.

The Existing Elevations (26-1055-104) and Proposed Elevations (26-1055-204) confirm their placement and are proposed to be retained.

Forum Heritage Services state that they do not harm the aesthetic quality of architectural interest of the listed building.

3.04 **Variations to Rear Elevation Construction**

The 2017 approval included: -

- Quoin stones to both external and internal corners of the rear wings
- A recessed brickwork section between the two gables

The works as built differ: -

- Quoins installed only to the outer corners
- Central recessed section omitted, resulting in a single-plane rear elevation

Forum Heritage Services concludes that these variations reduce, rather than increase, the architectural harm compared to the approved scheme.

4.00 **DESIGN JUSTIFICATION**

4.01 **Overall Design Intent**

The works were undertaken with the intention of: -

- Maintaining the building's established character
- Ensuring modern functionality
- Avoiding visual competition with the principal elevation
- Respecting the Conservation Area setting

4.02 **Materials and Detailing**

All materials used match or complement those shown on the Existing Elevations (26-1055-104): -

- Red facing brick
- Stone window surrounds
- Triple Roman clay tiles
- Cast-iron rainwater goods

The reinstated dormer will match the previously approved design.

4.03 **Heritage Impact**

Forum Heritage Services concludes: -

- Solar panels: No harm; limited visibility; environmental public benefit.
- Rooflights: No loss of historic fabric; visually discreet; common in the Conservation Area.
- Omission of inner quoin stones reduces harm compared to the approved scheme.
- Single-plane rear wall has no adverse impact on significance.
- Balcony/door: Harmful but now rectified through reinstatement of the approved dormer.

Overall, the works (as proposed to be regularised) result in no harm to the listed building or Conservation Area.

5.00 **ACCESS CONSIDERATIONS**

5.01 **Vehicular Access**

No changes to access or parking arrangements. The Existing and Proposed Site Plans (26-1055-101 & 201) confirm no alterations.

5.01 **Pedestrian Access**

Pedestrian access remains unchanged and safe.

5.03 **Inclusive Design**

The historic nature of the building limits full accessibility upgrades, but no works reduce accessibility compared to the pre-existing condition.

6.00 **PLANNING POLICY COMPLIANCE**

6.01 The proposals align with: -

- NPPF (2024) – Sections 12 & 16
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Wiltshire Core Strategy – CP57 & CP58
- Draft Local Plan Policy 99

Forum Heritage Services confirms no conflict with statutory duties under Sections 66 or 72.

7.00 **CONCLUSION**

7.01 The retrospective works at Moorfield Farmhouse, as regularised through the proposed drawings, represent a sensitive and proportionate approach to a building of modest heritage significance. The rectification of the dormer/balcony ensures compliance with the approved scheme, while the remaining works cause no harm and in some cases improve upon the previously approved design.

Macey's Architectural Design & Development Ltd respectfully requests that retrospective planning permission and listed building consent be granted.