

Design and Access Statement



Nuthills Farm
Sandy Lane
Chippenham
Wiltshire
SN15 2PY

Ainslie Innes MArch
James Slater & Company
Chartered Building Surveyors and
Architectural Designers
19 Dyer Street
Cirencester
Glos. GL7 2PP

Tel: 01285 650686
Email: info@jameslater.co.uk
www.jameslater.co.uk

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1. INTRODUCTION

- 1.1. This Design and Access Statement, including the Heritage Statement, has been prepared on behalf of Mr. J Hoffman who is seeking Planning Permission and Listed Building Consent for alterations to the Byre outbuilding and the addition of external lighting at their property, Nuthills Farm, Sandy Lane, Chippenham.
- 1.2. This document is to be read in conjunction with the submitted drawings.

2. DESCRIPTION & BACKGROUND

- 2.1. Nuthills Farm is a detached two storey dwelling, located near the town of Chippenham, sitting within a plot of approx. 6747m².
- 2.2. The application site runs parallel to Sandy Lane, off Devizes Lane, behind the properties facing the road. It comprises of a front yard fronting the main house, with a range of outbuildings forming a loose courtyard to the north east of the house. Gardens and fields complete the site to the south.
- 2.3. Nuthills Farmhouse is an early C19 Grade II Listed building, designated in 1986. Details of this Listing description can be found in section 6 of this document. The proposals focus on one of the outbuildings (henceforth described as the Byre) which is curtilage listed.
- 2.4. The house is characterised by its ironstone rubble walls and Georgian style casement windows, added in the C20. The Byre is an agricultural building, of mixed masonry and timber frame construction with timber cladding and brickwork externally and both corrugated metal and double roman clay tiles on the roofs.
- 2.5. The Byre runs on a north-south axis, perpendicular to the main farmhouse across the courtyard, with an expansive aspect across the landscape to the east.
- 2.6. The site is host to a regionally significant population of various bat species. This proposal is fully supported by Ecological Reports, that should be read in close conjunction with this document.

3. PROPOSED WORKS

- 3.1. This application covers the refurbishment of the living annex in the Byre. It also includes for the provision of external lighting in front of the main farmhouse.
- 3.2. The works can be summarised as follows:
 - Works to refurbish the Byre Annex
This part of the works will include:
 1. Internal remodelling of partitions
 2. Relocating existing plant and provision of new ASHP
 3. Upgrade of existing gable window & provision of new rooflights
 4. Recovering the leaking tiled portion of roof, with thermal upgrade (if necessary)
 - Works to the site generally
This part of the works will include:
 1. Providing new external lighting at the site entrance and re-using the existing lighting provision on the main house.

4. LEGISLATION AND PLANNING POLICY

The *Planning (Listed Buildings and Conservation Areas) Act 1990* is the primary legislative instrument addressing the treatment of Listed Buildings through the planning process. In particular, Sections 16 (2) and 66 (1) of this Act have been considered as part of the proposals, including the 'special regard' duty imposed.

Section 16 of the National Planning Policy Framework (NPPF - updated Feb 2019) considers the Historic Environment, with Paras. 189, 193 and 194 in particular, detailing the obligations with respect to those applications concerning designated heritage assets, including listed buildings.

Specifically:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".

Significance is defined in Annex 2 of the NPPF as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting".

The 'significance' of Nuthills Farm as a designated heritage asset is presented in **Section 6**.

- 4.1. The research on the council's website has brought the following relevant applications to the property:

<u>14/01299/TCA</u>	Nuthill Farm Sandy Lane Calne Wilts SN15 2PY	Fell 1no. Tree & Thine 2no. trees by 25%	FINAL DECISION	07/03/2014	Approved
<u>13/06007/TCA</u>	Nuthill Farm Sandy Lane Calne Wilts SN15 2PY	Crown lift 2no. trees. Fell 4no. trees. Thin 1no. tree by 25%	FINAL DECISION	26/01/2014	Approved
<u>N/10/03137/LBC</u>	Nuthill Farm Sandy Lane Calne Wilts SN15 2PY	Int & Ext Alterations to House, Outbuilds, & Garage, Erection of 1 storey extension to House	FINAL DECISION	26/10/2010	Approved

<u>N/10/03136/FUL</u>	Nuthill Farm Sandy Lane Calne Wilts SN15 2PY	CoU of Outbuild to Ancillary Resi. Ext alterations to House OBs, & Garage. Erection of 1 storey extension to House	FINAL DECISION	26/10/2010	Approved
<u>N/09/02270/TCA</u>	Nuthill Farm Sandy Lane Calne Wilts SN15 2PY	Fell 1no. Lime Tree Tree Surgery to 2no. Lime Trees	FINAL DECISION	04/02/2010	Approved
<u>N/09/01734/TCA</u>	Nuthill Farm Sandy Lane Calne Wilts SN15 2PY	Fell 9no. trees. Tree surgery to 7no. Trees	FINAL DECISION	16/11/2009	Approved
<u>N/09/00004/LBC</u>	Nuthill Farm Sandy Lane Calne Wilts SN15 2PY	Installation of condenser type boiler & external flue pipe	FINAL DECISION	02/03/2009	Approved
<u>PL/2024/06454</u> <u>PL/2024/06123</u>	Nuthill Farm Sandy Lane Calne Wilts SN15 2PY	Erection of new greenhouse & EV Charging point	FINAL DECISION	18/06/2025	Approved

5. SUMMARY

Proposed Use	The Byre is currently used as ancillary residential accommodation, as per its Change of Use status. It will continue in the Use Class after the proposed alterations. The works are to improve the overall quality of internal environment, perpetuating its continued use as ancillary residential accommodation. The additional works (external lighting) are in-keeping with the residential use of the site.
Amount of Development	The works to the Byre are generally remedial / upgrading of existing elements. No additional development, which might alter the character of the existing building arrangement, is proposed. The works proposed are in-keeping with the need to repair failing elements, modernise the space, and improve its amenity.
Layout	Only internal layout changes are proposed within the Byre and the upgrading of building fabric. These are relatively minor, follow the pattern of the existing layout, and are sensitive to its historic character.

Scale	There will be no change in the overall scale, as no extension work is proposed.
Appearance	The proposals will use materials and construction sympathetic to the existing character of the property and surrounding area. Replaced elements will either be like for like or closely match similar elements present on site. Alterations to the building form, to support the ecological mitigation strategy will be discreet and rely on traditional building techniques.
Landscape	The proposals improve the amenity and safety of the site at night, whilst minimising impact on the rural unlit character of the surrounding area. Any additional landscape elements are considered appropriate for the style of the property and its residential use. The lighting scheme will be sensitive to the preponderance of bats present on site, following the Ecologist's recommendations. Furthermore additional ecological mitigation / compensation measures will be installed within the curtilage of Applicant ownership.
Access	The proposals do not include any alterations to the current vehicular access.

6. HERITAGE STATEMENT

6.1. Nuthills Farm, Devizes Road (Sandy Lane) was first listed on 31 July 1986, with the List Entry Number 1253597.

6.2. Listing description as per below.

ST 96 NE CALNE WITHOUT DEVIZES ROAD, Sandy Lane (east side)

5/60 Nuthills Farmhouse

II

Farmhouse, earlier C19, ironstone rubble with stone slate hipped valley roof. Two storeys. Flush quoins. North side 4-window range mostly renewed casements, one first floor sash. C20 door in neo-Georgian style. South front, 4-window range, mostly casements, large arched headed stair light to left of central door, some windows with brick surrounds. West end wall is chequered brick with moulded stone plinth. Two-window range of flush stone mullion windows, set to left, two 2-lights above, 3-light and matching C20 three-light below.

Listing NGR: ST9652268201

6.3. The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

6.4. The proposed works have been conceived to minimise the impact upon the Listing's character and significance. Alterations either improve the amenity of the spaces provided or retain the existing agricultural character of the outbuilding. Additions to the property are considered sympathetic to the character of the heritage asset, generally ensuring that the historic fabric is preserved and the character of the property maintained. The additions will comply with guidance from Heritage England, regarding the upgrade of historic buildings, modern building practice does not damage to the historic fabric.

- 6.5. The table below states the significance and the impact of the proposed works towards each element of the heritage asset.

Proposed Works	Significance of the Heritage Asset	The impact of the proposed work on the historic fabric:
Remodelling of internal partitions & relocation of existing plant	All affected partitions & plant are contemporary additions (C21), associated with the approved Change of Use of the Byre to ancillary residential accommodation. They are internal & therefore do not affect the character of the Listed Farmhouse.	The reorganisation of the partitions creates a single volume in the living accommodation, more evocative of the original single space agricultural building, it was converted from. Extension of the partition in the bedroom builds on the existing en-suite & there minimally alters the character. The partition will not be taken to ceiling height, to ensure the full volume of the roof can still be perceived. No alteration of historic structure is proposed & all making good undertaken like-for-like with sympathetic materials.
Provision of new plant, ASHP	The proposed ASHP is a contemporary addition & requires a prominent piece of machinery located on the building's exterior.	Provision of an ASHP unit provides a sustainable contribution to warming the ancillary accommodation, mitigating potential damp issues & therefore preserving the historic fabric. Its proposed location on the east elevation means there is no relationship with the other outbuildings or the Listed farmhouse. There are no properties facing this elevation, obviating any noise issues. The domestic scale of the proposed unit will make its visual impact from the wider landscape minimal.
Roof re-covering Addition of rooflights	The mixture of double roman clay tiles (to be replaced) & corrugated metal sheet (to be retained) are evocative of practical vernacular building & emphasise the agricultural character of the Byre.	The roof suffers from persistent leaks, with consequent impact on the historic fabric. The proposed re-roofing will introduce a Type 1F bituminous membrane & breathable

		insulation (if none is currently present). Existing tiles to be retained & re-used with new tiles to match type, size, colour, & quality of existing. All eaves, verge, & ridge treatments to be replaced like-for like. All ecology mitigations will be formed with low impact and traditional building techniques, rather than introducing jarring contemporary technologies / products Conservation rooflights to be introduced into the western roof slope, persevering the character of Nuthills Farm in the wider landscape setting. 3no. units are sited between truss bays, maintaining the natural rhythm of the existing roof structure. They will sit flush with roof covering & of style in-keeping with best practice for Heritage Assets
Upgrade of existing gable door	The opening in the gable, is likely contemporary to the Byre's construction. Currently infilled with a contemporary low quality glazed door.	The current door is of poor quality & incongruous with the style of other openings throughout the site. The proposed replacement uses a traditional timber casement, with glazing bars & window putty to better match the windows to the West elevation & the Listed farmhouse.
Provision of 2no. external luminaires: 2no. at site entrance Re-use of 3no. existing luminaires on main house	21no. existing traditional lantern style external light added beside main entrance door, from extension side door. 1no. existing luminaire (to match) moved to side entrance door from elsewhere on site. No provision of street lighting in immediate context	Exact make & model TBC. The wider area is not lit & therefore has a rural character. Therefore the proposed luminaires will discretely improve the amenity of the property & improve the safety of vehicles approaching the site entrance. The lights will be sympathetic to the sundry bat populations and therefore be low level and discreet, preserving the rural character of the setting and

		minimising light pollution that might otherwise detract from this character.
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- 6.6. The proposals conserve the historic fabric and key features of the property (which contribute to its significance), seeking generally to improve its longevity and continued suitability as a residence. They are generally designed to ensure historic elements can be retained in perpetuity. Only the proposed (appropriate) rooflights have a direct the relationship with the Farmhouse; a considered compromise to preserve the character of wider Site Setting. The external alterations are entirely appropriate to Heritage projects and employ construction techniques recommended by Heritage England. They are commensurate to this type of conversion. The materials proposed are either reclaimed from site, or match the existing, using suitable traditional materials and techniques. Therefore the resultant impact of the project on the character of the Listed Farmhouse (and curtilage Listed outbuildings) is negligible.

7. SUPPORTING DOCUMENTS

7.1. Drawing list:

24-077-200-Site Location Plan
 24-077-201-Existing Site Plan
 24-077-202-Proposed Site Plan
 24-077-001-Existing GA Floor Plans
 24-077-002-Existing Elevations
 24-077-205-Proposed Floor Plan
 24-077-206-Proposed Elevations
 24-077-208-Proposed Roof Details
 24-077-210-Proposed Window Details