



DESIGN AND ACCESS STATEMENT

Rebuilding and Change of Use of the Existing Dairy Barn
Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Prepared for: Kim Rivers

The purpose of this report is to accompany a planning or Listed Building application. A DAS provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users

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1. INTRODUCTION

Project Address: Upper Studley Farm, Swindon Road, Royal Wootton Bassett, SN4 8ET

Local Authority: Wiltshire Council

Conservation Area: None

Former Building Use: Agricultural

Proposed Building Use: Short Term Holiday Let

Listing Status: Curtilage Listed

Green Belt Status: None

Project Overview:

Rebuilding and refurbishment of the existing Dairy Barn (no extension) and change of use into a 2 bedroom holiday let. The deterioration of this building, which is curtilage listed, is of concern and its non functional purpose has resulted in a lack of investment. The former building use was agricultural and a Change of Use needs to occur to this currently redundant building to facilitate rebuilding. This Change of Use was previously approved in 2013, to a greater density under application number N/12/03540/FUL but has since expired. The wish is for a simplified scheme with the minimal changes to achieve functional purpose and rebuilding of the existing structure.

It should be noted that a pre app with the council was carried out following enforcement action. It was requested that proposals for bringing the building back to a weathertight and secure condition are submitted. Since the building is no longer agricultural we felt this application could only be submitted with the relevant change of use as well, hence the proposed purpose being included also.



Photo 1 – View of the front/side elevation of the dairy barn

2. SITE LOCATION AND DESCRIPTION

The site comprises a series of connected barns running east-west, situated within the farmstead of Upper Studley Farm, approximately 3km east of the market town of Royal Wootton Bassett, and 5.5km south west of Swindon. Neighbouring the farm to the west is North Wiltshire Crematorium and to the south lies the Great Western Main line railway connecting London Paddington to Bristol and South Wales (The South Wales Main Line branches off the main line at Wootton Bassett Junction, on the south west edge of Royal Wootton Bassett). North of the site lies M4 Junction 16 (Spittleborough Roundabout). The site, as with the rest of the farm, is accessed from a 375m access road connecting to Swindon Road (A3102) as the A road exits the roundabout westbound. The other side of the road, directly opposite the farm entrance, is split into 3 lanes in readiness for the junction. On the other side of the junction, industrial estates and business parks on the edge of Swindon's sub-urban sprawl, abut the motorway. Excepting this, the area surrounding the farm is sparsely populated rural land.

The A3102 connects Melksham to Swindon, passing through the centre of each town and village on route, and forming the high street in Royal Wootton Bassett. Between the towns and villages, the road is lined on both sides with mid height hedges.

The dairy barn in question is a simple stone structure with a slate roof located close to the main farmhouse. No rainwater goods are present. Part of the structure has collapsed and the building is in an extremely poor state of repair.

We would consider the barn to be curtilage Listed as part of the Grade II Listed Farmhouse.



Extract from Google Earth to illustrate context

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3. PLANNING HISTORY

PL/2025/06659 - Discharge of condition 3 (Details of Proposed Access Works) relating to application PL/2024/09273.

Validation: 11/08/2025 Decision: 01/09/2025 Decision: Approve

PL/2024/09273 - Change of use of an existing agricultural building to a gym (Use Class E(d)).

Validation: 14/10/2024 Decision: 01/05/2025 Decision: Approve with Conditions

19/04283/FUL - Change of use of agricultural buildings to commercial and retention of building operations

Validation: 01/05/2019 Decision: 10/04/2025 Decision: Disposed

N/12/03540/FUL - Change of Use of Dairy Parlour Building to Form 2 x 2 Bedroom Holiday Lets.

Reinstatement of Part of The Garden Wall. Extension to Farmhouse.

Validation: 25/10/2012 Decision: 02/02/2013 Decision: Approve with Conditions

19/06082/DOC - Discharge of condition 18 of planning application 17/04117/FUL (Proposed Crematorium with Access Road, Car Parking, Garden of Remembrance, Landscaping, Ecological Enhancement, Sustainable Drainage System and Associated Works)

Validation: 14/06/2019 Decision: 20/08/2019 Decision: Approved

17/04117/FUL - Proposed Crematorium with Access Road, Car Parking, Garden of Remembrance, Landscaping, Ecological Enhancement, Sustainable Drainage System and Associated Works

Validation: 20/04/2017 Decision: 19/07/2017 Decision: Approve with Conditions

N/12/03551/LBC - Internal & External Alterations Plus Extension to The Farmhouse, Internal & External Alterations to The Former Dairy in Association With Conversion to 2 x 2 Bed Holiday Lets. Reinstatement of Part of The Garden Wall

Validation: 25/10/2012 Decision: 06/02/2013 Decision: Approve with Conditions

17/03930/SCR - Request for Screening Opinion for the Proposed Development of a Proposed Crematorium with Access Road, Car Parking, Garden of Remembrance, Landscaping, Ecological Enhancement, Sustainable Drainage System and Associated Works

Validation: 20/04/2017 Decision: 09/05/2017 Decision: OPIN- Screening Opinion

N/96/01081/FRC - WOODLAND GRANT SCHEME

Validation: 04/06/1996 Decision: 24/06/1996 Decision: Unknown

N/91/01121/FUL - ALTERATIONS TO EXISTING ACCESS

Validation: 20/05/1991 Decision: 22/07/1991 Decision: Refused

N/89/02316/OUT - OUTLINE- GARAGE/RESTAURANT/ MOTEL/SEWAGE TREATMENT PLANT AND ASSOCIATED FACILITIES

Validation: 17/08/1989 Decision: 09/10/1989 Decision: Refused

4. DEVELOPMENT PROPOSALS

Use and Amount:

The proposals are to rebuild the existing structure and give it functional purpose as a 2 bed short term holiday let. There is no proposed extension as part of this.

The design aims to:

- Retain and repair the historic fabric of the building.
- Preserve the agricultural character and appearance of the farmstead.
- Introduce minimal, sensitive interventions to support a viable new use.
- Ensure the building remains legible as a former agricultural structure.

Layout and Scale:

There is no proposed change in the layout or scale of the building. The entrance remains in its current location in the existing layout on the gable end. There are 2no. allocated parking spaces proposed off the existing access track. Bin and bike storage has been considered. The building has been in a poor state for a period of time and site landscaping is proposed to be improved to enhance the setting of the Curtilage Listed Building as well as the approach to the Grade II Listed Farmhouse.

There is a small courtyard space for amenity space for visitors to the let and allow a secure area to be created for any dogs that may stay also.

Overall there is minimal change proposed in order to achieve a functional purpose which allows the building to generate an income for the historic farmstead.

Scale Height and Mass:

The barn will be rebuilt but not extended. There is no proposed change to the height, width or length of the building. There is no change in its relationship to its surroundings. There is no proposed new build in open countryside.

Landscaping and Trees:

There are no affected trees or hedgerows as part of these proposals. There is a wish to enhance the currently broken concrete landscaping by introducing a native hedgerow and informal planting.

The proposals are exempt from the BNG requirements since the development does not impact upon priority habitat due to the lack of extension however there are clear BNG wins with the change from broken concrete to green landscaping and hedgerow. Wiltshire council states that a development 'impacts' a habitat if it decreases the biodiversity value. This clearly does the opposite.

Bin and bike storage have both been considered and included.

Appearance:

The building retains its traditional appearance and proposals utilise existing door and window openings. We have no evidence of the appearance of the end elevation, now collapsed, so we are proposing a glazed end to show a clearly modern intervention. The development will enhance the appearance of the site and are sympathetic in terms of materials and design to the local vernacular.

The appearance of the proposed works aim to:

- External repairs using like-for-like materials (e.g., lime mortar, natural stone, timber joinery).
- Reinstatement of traditional openings where evidence exists.
- New glazing set back within existing openings to maintain shadow lines.
- Roof repairs use matching materials (e.g., natural slate or clay tiles).
- Discreet services (flues, vents, downpipes) positioned to minimise visual impact.
- Low-impact landscaping and permeable surfaces.

Access and Parking:

The proposals utilise the existing site access. The proposed usage does not generate a large volume of traffic. The site has reasonable access to local services.

2no. parking spaces have been identified and allocated to the holiday let and there is the ability to include for a car charging point.

The proposals include for cycle storage.

Flood Risk:

Upper Studley Farm is located in Flood Zone 1, an area with a low probability of flooding.

Heritage:

Refer to separate Heritage report.

- The proposals safeguard the long-term future of a historic rural building through a sustainable new use.
- No significant loss of historic fabric is proposed.
- The agricultural character, massing, and form remain unchanged.
- The conversion enhances the farmstead's vitality without compromising its significance.

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Sustainable Development:

The proposal reuse an existing building and enhance the sustainability of the site as a whole.
Energy-efficient lighting and appliances will be used.
Water-saving fixtures will be included.

The development supports rural tourism, preserves heritage significance, and enhances the long-term sustainability of the farmstead which long term protects the rural character of the site.

Character and Appearance of the Area:

The proposals are not visible from the wider area however will have a positive impact upon the visual appearance of the historic farmstead.

Amenity – Impact on Site Users:

The proposals have no impact upon the residential nature of the farmhouse or upon the commercial use of the barns.

Amenity – Impact on Neighbours:

The proposals have no impact upon neighbouring properties or amenity space. They sit away from the farmhouse garden area and have no impact upon privacy.

We are happy for the council to impose conditions preventing permanent residential occupation such as time limited occupations.

5. CONCLUSION

The proposals seeks to create a single self-contained holiday let that preserves the character of the traditional farmstead while contributing to the long-term viability of the historic farmstead. It brings an existing curtilage Listed Building back into functional use and does not involve new build in the rural environment.

The design aims to:

- Retain and repair the historic fabric of the building.
- Preserve the agricultural character and appearance of the farmstead.
- Introduce minimal, sensitive interventions to support a viable new use.
- Ensure the building remains legible as a former agricultural structure.

The proposed holiday let conversion represents a sensitive, sustainable, and heritage-led approach to reusing a historic agricultural building and is a usage previously supported by the council. It preserves the character of the farmstead, supports the rural economy, and provides high-quality visitor accommodation in keeping with Wiltshire's landscape and heritage.