



DESIGN AND ACCESS STATEMENT

ON BEHALF OF

MR & MRS KITCHIN

RE: PROPOSED

BARN CONVERSION RE-DESIGN –

PROPOSED EXTENSION TO APPROVED BARN CONVERSION

WITH ASSOCIATED

ANCILLIARY DEVELOPMENT COMPRISING THE

ERECTION OF A NEW GARAGE OUTBUILDING AND LANDSCAPING

AT

Widham Farm, Widham,
Purton, Swindon, North Wiltshire, SN5 4EW

Ref: 2338

Date: Feb 2024



1.0 Introduction

0.1 Turley & Young Ltd have been appointed to prepare planning proposals for the conversion and extension of a former stables for residential use with associated ancillary development including the erection of a new garage outbuilding and landscaping provisions to land at Widham Farm, Widham, Purton, Swindon, SN5 4EW.

0.2 The barn already benefits from a previous planning approval to convert the barn into a single private dwelling approved under planning reference PL/2021/06597 dated 12th April 2022. The development of this is currently underway implementing this element of the planning approval. The applicant is seeking the approval to extend the barn with a modest extension within the existing courtyard as well as the addition of a new garage outbuilding replacing an existing dilapidated outbuilding in need of replacement.

0.3 This design and access statement has been prepared by Turley & Young Ltd on behalf of Mr & Mrs Kitchin in support of a detailed planning application and should be read in conjunction with Turley & Young Ltd drawings numbered 2338 and supporting information.

0.4 This statement considers the history and nature of the existing buildings, site and surroundings, and the local area context within which the application will need to be considered by the Local Planning Authority.

0.5 This design and access statement should be read in conjunction with the heritage statement prepared by Foundations Heritage Ltd, submitted as part of the application.

0.6 The property Widham Farm, is located approximately 500 metres to the north of the village centre of Purton and approximately 4 miles from the town of Swindon to the east.

0.7 The property comprises a Grade II listed 17th century former farmhouse with curtilage listed cattle barns/former stables and a number of other ancillary outbuildings in varying degrees of conditions and disrepair, together with extensive adjoining garden and further common garden curtilage.

0.8 The property is a Grade II listed building. The application site does not lie within a Conservation Area Boundary or within an AONB.

0.9 This application falls within the jurisdiction of Wiltshire Council.



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1.0 Background

1.1 The property comprises a Grade II listed 17th century former farmhouse with curtilage listed barns/former stables and a number of other ancillary outbuildings in varying degrees of conditions and disrepair, together with extensive adjoining garden and further common garden curtilage.

1.2 The farmhouse is accessed via a surfaced private driveway from the main highway (Station Rd) which passes through a small grass paddock to a gated entrance set within a post and rail fence. Inside this gate, the driveway opens onto a small parking and turning area with access drive leading to the farmhouse and a spur leading to the barns and amenity land.

1.3 The former farmhouse and former barns sit roughly centrally within the plot's ownership boundary and are not directly overlooked. The property has the neighbouring properties of Widham Grove and No's 38 and 38a Station Rd nearby, however their aspects do not directly overlook the property or application site.

1.4 The Grade II listed farmhouse comprises a 1.5 storey stone-built cottage dating back to the C17th. Overall, it has been maintained over the years and generally just requires cosmetic upkeep and maintenance in line with a building of this age and condition.

1.5 Adjacent to the former farmhouse are two stone-built outbuildings which are curtilage listed. The two outbuildings generally remain structurally intact, they are however in a poor state of repair with structural cracks in the outer walls penetrating through to the internal face and extensive vegetation growing up and in some case into the outbuildings. The remaining outbuildings located on site are in a similar state of repair with some partially collapsed and with dense vegetation growing up and into the buildings in places.

1.6 A condition and structural observation report was prepared for the previously approved planning application [PL/2021/06597](#) which identified significant condition and structural issues with the barns and outbuildings. Significant issues had been identified within the barns and outbuildings that required immediate remediation in order to preserve the existing buildings on site in the future. This document submitted as part of the previous application is still relevant to this application.



1.7 The photos below provide an overview of the existing listed former farmhouse, existing materials and style. Elements of this including matching stonework, stone roof tiles and timber work detailing have been incorporated into the design proposals for the barn.





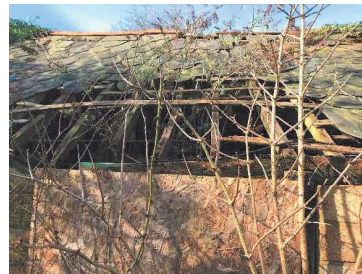
1.8 The barns (understood to have historically been stables and cattle barns) face onto a partially enclosed courtyard adjoining the main farmhouse, which opens onto the driveway entrance. They have a dual pitched roof with outer walls constructed in stonework and inner walls fronting the courtyard in a mix of timber framed studwork, concrete blockwork, and corrugated metal sheet cladding. The barns are structurally intact, however are in a poor state of repair, with missing & slipped roof tiles, signs of wet rot and wood worm along with extensive vegetation ingress and water penetration damage and structural damage and collapse of structural roof timbers. The photos below were taken prior to demolition. Demolition works were commenced under the current planning approval in November 2023.





1.9 It is also noted that the existing roof structure and headroom internally are sited around 1.7 - 1.8m. This provides a minimum threshold height expected for any future domestic intent. Please refer to the previously approved recommendations and design proposals sections for further details on conversion options.

1.10 The below photos indicate the types of damage and dilapidation recorded within the barn. The barn required immediate remediation in order to offer a purpose and preserve the barn for the future. As stated the demolition works under the current planning approval commenced in November 2023.





1.11 There are limited public views of the site from the wider area due to the substantial landscaping screen around the site. There is a public footpath running to the north of the property. There are limited views of the property from this public footpath.

1.12 The below aerial extract indicates the location of the application site on the outskirts of the village of Purton. The area outlined in Red indicates the application boundary.



Extract Aerial Image (Google Maps) indicates the existing former barn shown in red.

1.13 For further details relating to heritage, historic character, appearance, setting and historic interest in please refer to the Heritage Statement and Impact Assessment (Foundations Heritage Ltd Associates) prepared for the this application.



2.0 Planning History

2.1 In terms of planning history for the property, there have been a number of previous applications for the property over the years. The most recent of which relates to the approval of alterations to the existing farmhouse and conversion of the former barn/stables to a private dwelling approved under planning reference - PL/2021/06597.

2.2 The current planning approval for the conversion of the barn under planning reference – PL/2021/06597 has been implemented in the sense that demolition of the modern elements of the barn has taken place and work is progressing on the re-build and conversion to a new dwelling. Works commenced on site in November 2023.

3.0 Access

3.1 The property, as mentioned previously, is accessed via a private drive from the main highway (Station Road), with a driveway running through to the parking area fronting the farmhouse. A secondary driveway spur leads from this parking area down to the application site.



4.0 Design Proposals

The Barn Conversion, Extension and Garage

4.1 The existing barn is in a poor state of repair and needs considerable repair, renovation, and maintenance. The proposals for the main barn conversion remain as previously approved with a few minor alterations noted on the submitted drawings. The additions include the modest extension providing an additional plant/study space. This is essentially the only adjustment to the approved design internally.

4.2 As before, the proposals for the barn comprise utilising the existing openings where possible as well as opening up former openings that have been blocked in with modern timber studwork or blockwork construction. The elevations facing the courtyard will be predominately glazed with full height windows and timber cladding to the walls.

4.3 The proposals include the retention of the existing stone walls and the existing openings. These existing openings will be supplemented with a small number of proposed openings as indicated on the plans and elevations. The openings will be fitted with hardwood timber or aluminium framed windows as appropriate. Conservation roof lights are proposed to provide natural light and ventilation to the bedrooms, en-suite and dining area. There have been a couple of additional roof lights added to the barn roof to supplement the approved ones.

4.4 The existing roof structure was in a poor state of repair and required replacement. This has now been completely removed. As before and previously approved a set of sections have been prepared which offer options for maintaining the original trusses (set aside for re-use) and the heights associated with this and options for providing raised tie trusses to improve headroom within the barn.

4.5 Following replacement of the roof structure, it is proposed to cover the new main barn roof with the retained existing slates that have been set aside for re-use. The extension and garage will be covered with natural slates to match the existing retained slates.

4.6 The most significant addition to the roof is to incorporate solar panels as a sustainable and renewable energy option for the barn. This has been sensitively designed and all proposed solar panels are located on the rear roof slope of the barn. For further details please refer to the submitted roof plan and elevations for locations and the submitted data sheets.

4.7 Other sustainable energy options include the provision of an air source heat pump to the barn. Again, this has been located on a suitable elevation hidden from view. For further details please refer to the elevations for location and the submitted technical data sheet.



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4.8 The photo examples above offer external material choices for the barn conversion and the extension. The proposed walling stone is a Cotswold type to match the main farmhouse (or similar approved). The proposed roofing slate is Welsh blue slate or similar to match the existing barn (or similar approved). The timber cladding type and exact species is to be agreed and in a charred finish to contrast with the walling stonework. Refer to proposed elevations for further details. The colour examples also provide an indication of the intended colours for the aluminium and hardwood timber windows.

4.9 The proposed garage building is sited away from the main farmhouse and barn and in the location of the former outbuilding 04. Details for this original building have been submitted. The garage is a simple design to complement the existing buildings and will be clad in natural stone to the front elevation to match the existing, along with timber cladding to match the barn to the sides and rear elevation. The roof will be finished in natural slate to match the barn.

Demolition Plans:

4.10 The proposed annotated demolition plans as previously approved provide a clear indication of the alterations proposed to the existing barn. These layouts are to be read in conjunction with the proposals and provide planning and conservation officers with a clear indication of the works proposed and our design philosophy for improving the barn.



5.0 Ecology

5.1 A statement relating to bats has been prepared by Daniel Ahern Ecology Ltd following an assessment in August 2023 and submitted in support of this application. The technical statement refers to the current state of the barn building and its eligibility for bat roosting potential. This was recorded as being negligible.

6.0 Heritage Impact Assessment

6.1 A heritage statement has been prepared by Foundation Heritage Ltd in support of this application. A detailed assessment of the existing listed assets and the proposals have been carried out and in summary concludes that the proposed extension would have a neutral impact on the listed building and setting and garage building would have negligible impact on the listed building and area as a whole. This assessment should be read in conjunction with the submitted drawings and this statement.

7.0 Trees & Hedges, Landscaping & Environmental Impact

7.1 There are existing trees and hedges located on site. The majority of existing trees and hedges will not be affected by the proposed works or external alterations. Any trees located near the buildings that are not affected by the proposals will be retained and protected with tree protection fencing in accordance with BS 5837:2012. Vegetation growth around the barn including small saplings has been removed as part of the approved proposals. The 3no evergreen trees on the south elevation of the barn were too tall and dangerous. These have been removed as part of the previous approval.

7.2 In terms of environmental impact, it is understood that the proposals themselves due to their nature, size and location will not have a significant environmental effect or impact.

7.3 The existing landscaping will be maintained and enhanced with additional native planting and additional specimen landscaping as appropriate and as previously approved.

8.0 Flood Risk

8.1 The property lies within Flood Zone 1. As such any planning proposals in these areas do not require a flood risk assessment prepared in support of any submitted planning application.



9.0 Surface Water & Foul Drainage, Including Water Efficiency Management

9.1 It is proposed to take all surface water drainage to a new soakaway system located a minimum of 5metres from the buildings. The exact location will be determined at the technical design stage.

9.2 It is proposed to take all foul water drainage to the existing main system currently serving the farmhouse.

9.3 The proposals will seek to improve on the requirements of Approved Document Part G incorporating any new sanitaryware fittings with efficient types to including aerators to taps serving the kitchen sink. The provisions as well as the use of water butts collecting rainwater will improve the water consumption to the dwelling.

9.4 Due to the proposed size of the proposed dwelling, provision of water butts and water efficient sanitary fittings, the increase in surface water from the new dwelling and site as a whole will be marginal.

10.0 Sustainable Construction & Design

10.1 The proposals seek to provide a distinct and modern design that compliments the existing listed building, and the choice of external materials aims to reflect this. The use of walling stone, blue slate and timber cladding is considered appropriate and improves the overall appearance of the original property. This supplemented with features including hardwood timber or aluminium framed windows, doors and conservation roof windows will further add to the architectural distinction this property offers in the local area. With the materials specified it is deemed that these choices provide a low environmental impact with a high life cycle as well as being modern and in keeping with the local vernacular and area.

10.2 Renewable energy sources are essential and proposed for this application. Due to the sensitive nature of the area and listed building the design for the solar panels on the roof has been carefully considered and thought out, including their appearance as well as being located on roof slopes away from public view and to ensure they have a negligible impact on the listed farmhouse. The proposals include the provision of an air source heat pump to the property. This would be located to an elevation obscured from view from the public realm.

10.3 A electric vehicle charging point has been included as part of the proposals. Cycle storage provisions can be incorporated within the garage located on site. Provisions for internal and external drying spaces have been considered with the provision of a separate utility room and space within the amenity land for external drying.



11.0 Summary

11.1 In conclusion, the proposals aim to create a place that addresses sustainable and modern design objectives and makes a positive contribution to the area through a strong design concept. The proposals have been carefully and sensitively designed in order to ensure that they do not have an adverse impact on the character of the listed property or wider area.

11.2 The proposals for the extension to the barn and a proposed garage outbuilding are minor in nature, however, will add significantly to the usability and future use of the property as well as ensuring the longevity of this curtilage listed building and the listed farmhouse. The conversion proposals for the barn as previously approved are extensive but felt to be necessary to ensure the retention and longevity of this listed curtilage building as well as offering a future purpose for the building.