

Design & Access Statement

Variation to 16/07636/FUL – The Old Stables, Bradley Farm, Bradley Lane, Holt, Wiltshire BA14 6QE

Proposal: Amendment to partially implemented scheme to create **one enlarged tourist accommodation unit**, with remaining barn areas retained for **storage and garaging**, and minor external alterations.

1. Introduction and Background

This Design & Access Statement accompanies an application to vary the approved scheme under **16/07636/FUL** at The Old Stables, Bradley Farm. The original permission allowed for the conversion of the barn into 3 tourist accommodation units. Works have commenced, and the first unit has been completed, however the attic conversion proposed could not be constructed due to height limitations within the current structure.

Following a review of operational needs and market demand, the applicant now proposes:

- A single, larger tourist unit, extending from the already converted section into part of the remaining barn adjoining it.
- Retention of the remaining undeveloped barn areas for ancillary storage and garaging.
- Only minor external alterations to support the revised internal layout.

The proposal remains entirely within the existing building envelope.

2. Use

The primary use will be short-term tourist accommodation, consistent with the original permission and with Wiltshire Core Strategy policies supporting rural tourism.

The retained areas of the barn will be used for storage and garaging.

The revised proposal reduces the intensity of use compared with the previously approved multi-unit scheme.

3. Amount

- One enlarged tourist unit is now proposed.
- No increase in the overall footprint or volume of the barn.
- Only internal reconfiguration and limited works to existing openings are required.
- The remaining floor area is retained for storage/garaging.

The amount of development is therefore less intensive than the approved scheme.

4. Layout

The layout has been designed to:

- Extend the existing partially completed unit into part of the undeveloped barn.
- Provide a coherent, functional internal arrangement suitable for high-quality holiday accommodation.
- Maintain clear separation between the tourist unit and the retained storage/garaging areas.
- Ensure safe and convenient access from the existing courtyard.

The external circulation and parking arrangements remain unchanged.

5. Scale

The proposal does not alter the scale of the building.

- No extensions are proposed.
- No increase in ridge height, eaves height, or footprint.
- All works are contained within the existing barn structure.

The scale remains consistent with the rural character of Bradley Farm.

6. Appearance

The appearance of the barn will be preserved.

- External alterations are limited to minor adjustments to existing openings and necessary repairs.
- Materials will match the existing barn fabric, maintaining its agricultural character.
- No new openings or visually intrusive features are proposed.

The building will continue to read as a traditional rural barn within the farmstead.

7. Access

- Vehicular access remains via the existing farm entrance on Bradley Lane.
 - Parking and turning areas are unchanged and remain adequate for the reduced level of tourist accommodation.
 - The single unit will have level access from the courtyard, ensuring ease of entry for guests.
 - The reduction from multiple units to one unit reduces traffic movements compared with the approved scheme.
-

8. Landscaping

No new landscaping is proposed.

Existing hardstanding and soft landscaping will be retained, ensuring the development integrates seamlessly with the established farm setting.

9. Sustainability

The proposal makes efficient use of an existing rural building, aligning with sustainable development principles by:

- Avoiding new build development
 - Reducing servicing and infrastructure demands
 - Supporting rural tourism and diversification in a low-impact manner
-

10. Conclusion

This variation to 16/07636/FUL represents a sensitive and proportionate refinement of the approved scheme. It:

- Delivers a high-quality single tourist unit
- Retains part of the barn for essential farm storage and garaging
- Minimises external change
- Reduces intensity of use
- Preserves the barn's rural character and appearance
- Complies with Wiltshire Core Strategy design and rural development policies

The proposal is therefore appropriate, sustainable, and fully in keeping with the character and function of Bradley Farm.