

DESIGN & ACCESS STATEMENT

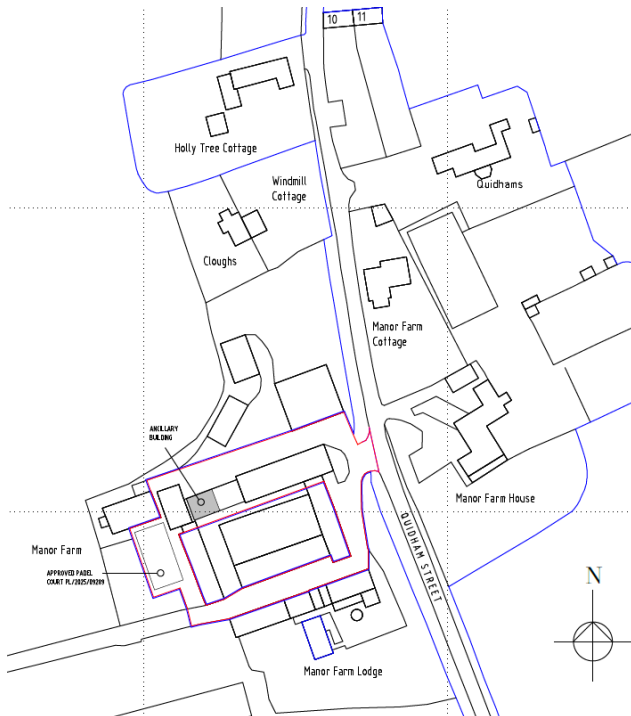
FOR CONVERSION OF CART SHED TO ANCILLARY FACILITIES BUILDING FOR FARM DAY WORKERS AND PADEL COURT USERS AT MANOR FARM, BOWERCHALKE SP5 5BU

INTRODUCTION

This Planning Statement is in support of the application made to Wiltshire Council for the proposed internal and external alterations to an existing cart shed at the above address.

SITE LOCATION

The building is part of a farm complex known as Manor Farm and is located on the western edge of Bowerchalke, a small village to the southwest of Salisbury. Manor Farm lies on Quidham Street, a country road out of the village heading north to Fifield Bavant. Manor Farm is opposite the Manor Farm House and there are several other buildings either side of Quidham along its length (mainly to the north). Farmland surrounds the site to the west and south of the farm buildings.



SITE DESCRIPTION

The site is accessed from the Quidham Street via a metalled driveway that serves all of the farm buildings on site. There are several different buildings with varying uses, some associated directly with the day-to-day running of the farm, others used for storage or put to other uses as part of the farm's diversification over time.

The cart shed is part of a group of buildings on the north side of the site. There is a large barn which dominates the site, and the cart shed is part of a building which sits subserviently to the west of it. Next to the cart shed is a disused grain drying store which is in the process of being removed.

There is a large tarmac area in front of the cart shed which is used for vehicle parking. There are other farm buildings to the north, south, and west, some in use, some no longer required. The cart shed building is similarly underused and is a simple open three-bay space with a loft space over, again unused.

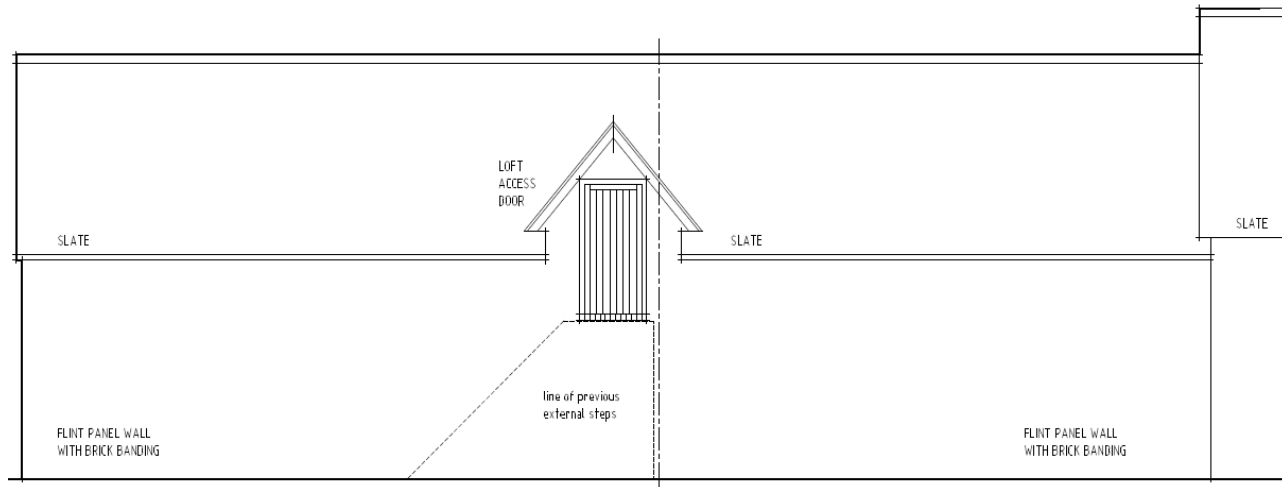
To the west, before the site gives way to the arable fields that surround the farm buildings is an area which originally housed two large circular grain bins. This area of the site was recently granted permission to construct a padel tennis court under application PL/2025/09289.

The site boundaries are defined by a mixture of fences and hedges along the edges of the field to the north, west and south. They are all well established and none of them will be altered by the proposals.

The building in question cannot be seen from the Quidham Street as it is preceded by a large timber clad barn with a gable facing the road. It only becomes apparent when entering the site.

BUILDING DESCRIPTION

The existing storey and a half building is open to the farmyard to the north and divided into three bays by two lines of posts on the ground floor and trusses on the first floor. The underside of the upper floor is visible from below and the joists show signs of woodworm and general aging.



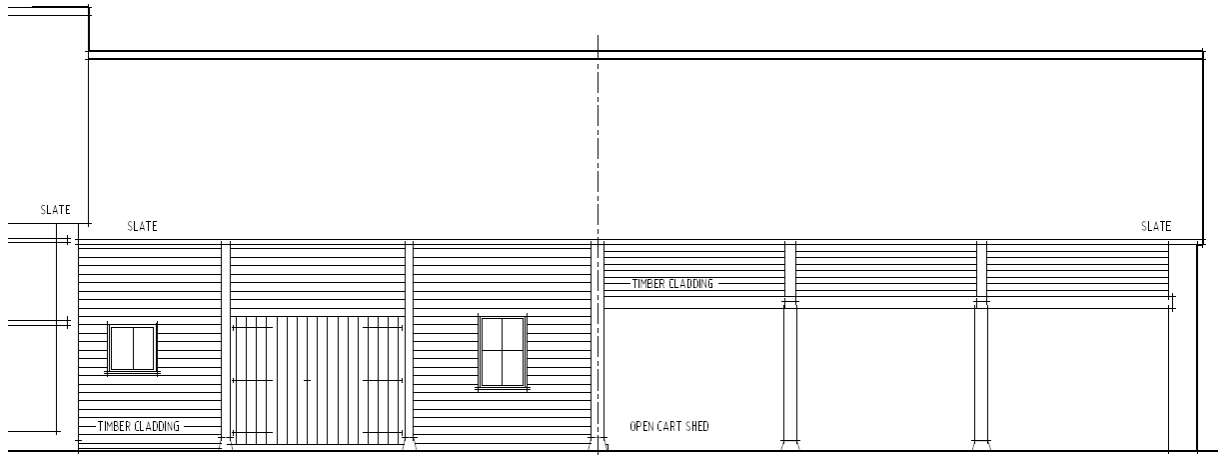
Existing South Elevation

The loft space above, originally accessed from an external brick staircase south side of the building is no longer accessible.

The gable and south walls are solid construction and are made up of rough stone panels between separating bands of brickwork.

The north elevation, open at ground floor is weatherboarded at first floor level up to the low eaves. A slate roof covers the building and the one adjacent which is also timber clad on its northern elevation.

This lower barn building sits adjacent to the main barn on site which is timber clad over a brick plinth and set under a slate roof.



Existing North Elevation

At some point in the past the external brick stair was removed on the south elevation, the application looks to create access to the upper floor again via an external timber stair. The open bays and the space above serve no current purposes, with machine storage and grain storage/handling no longer required.

The existing building structure is in need of repair and refurbishment in order to ensure it doesn't become unsafe in the future and deteriorate any further.

PLANNING HISTORY & CONTEXT

There have been several applications made around the site, the Padel tennis court being most recent, but also approvals for use of one of the buildings as ancillary accommodation to the residential use of the main dwelling (Manor Farm House) OR temporary accommodation for seasonal agricultural workers employed in the locality OR as a holiday let.

The farm building in question sits outside the Bowerchalke Conservation Area and is not a Listed Building, however the building forms part of a larger complex of farm buildings which have a distinct style and character which must be retained to avoid harming the overall setting of the area.

SITE HISTORY

The client's grandfather and 6 other members of his family bought the farm in 1919 having previously farmed in Devon and was originally a dairy farm. The dairy herd was sold around 1964 and over time the grandparents acquired the farm from the other family members. The grandfather farmed with his son (the client's father) and then with the client's husband, then he and the client gradually bought the farm from the rest of the family over a 30 year period.

The farm continues to be actively farmed as a family partnership, however diversification is necessary to maintain an income and keep the farm viable to hopefully pass it on to the next (fourth) generation.

The farm buildings have been used for general agricultural storage since the dairy was disbanded and since 2000 there has been a rolling programme of restoration of guttering, roofs, re-pointing of brickwork in order to keep the buildings sound and weatherproof.

PROPOSALS

This application seeks planning consent to convert the building to provide welfare facilities ie toilets & showers for farm workers and potential users of the recently approved padel court, along with storage lockers and refreshment making facilities for both. The conversion would result in the following changes:

- Internal alterations to the ground floor bringing the building up to modern standards, including insulation of walls and floors.
- Infilling of the open cart bays with a timber frame wall on a brick plinth and cladding above it to the eaves in timber weather boarding to match the adjacent building.
- Subdivision of the ground floor space to provide a utility space, showers and wc's and locker storage all around a central room for use as shelter during inclement weather.
- Reinstallation of an access stair to the existing loft door on the south elevation to allow the (restricted headroom) loft space to be utilised for storage ancillary to the space below.
- Repair, strengthening and upgrading of the existing floor and roof structure as necessary to ensure the longevity of the building.

By implementing the alterations above the building can find a new use to the benefit of the farm owners and through their significant investment the lifespan of the building can be increased.

The proposed farm worker use is complimentary to the existing farming framework on site, a farm that has been run by various family members since 1919, as well as being useful to the future users of the recently approved padel tennis court.

Both sets of potential users can access the building via the current farm access and utilise the area in front of the building as parking for cars or cycles.

Without drastically altering the external appearance or roof line of building the ample floor space inside can accommodate rooms large enough for their intended use without the need for permanent divisions. Ultimately the space is flexible and should the need arise to change the use again in the future, studwalls and sanitary ware could be relatively easily removed or reconfigured.

The internal alterations improve the layout of the ground floor without removing any historic features. Investigations during the scheme work up found evidence of some woodworm that may need attention or replacement timber, but the walls and roof are generally sound.

The first floor of the property will be left unaltered by the proposals, as the ground floor layout is sufficient for the clients needs. The works concentrate entirely on the improvement of the ground floor space. The roof however is uninsulated and it would be sensible to insulate it at some level to prevent heat loss in the winter months.

APPEARANCE / MATERIALS

The proposed changes will incorporate suitable materials to upgrade the existing fabric without impacting on the appearance or its setting of the private farmyard site.

The existing wall finishes to the south and west will remain as brick with rough stone panels. With the only change being the infilling of the open cart bays to the north using matching timber weatherboarding over a low brick plinth.

The use of a natural cladding material will sit well within the farm setting, matching the building immediately adjacent and larger clad barn next to it.

The replacement external staircase would be made in hardwood for durability, and the natural material again suits the setting.

LANDSCAPING

There is little in the way of landscaping proposed as the existing levels and materials will be retained around the building, maintaining the agricultural setting.

The existing boundary treatments will remain unchanged by the proposals and all established boundary planting remains.

ACCESS

Existing tarmac yard will remain unchanged, offering plenty of space in front of the building for parking. The farm access is large with good visibility and remains unchanged by the proposals.

The level of vehicular traffic in and out of the site may increase slightly depending on the use of the padel tennis court. However, the movements in out of the site will be restricted by the times of uses set by the previous approval. That together with the remote setting is unlikely to cause a nuisance to any neighbour.

SUSTAINABILITY

The scheme is making use of an existing building negating the need to create a new building for the purpose, the ultimate form of sustainable building.

The proposals seek to create an improved appearance of the building as a whole using modern construction techniques to upgrade the fabric of the building to modern standards.

Where possible materials for the construction of extension will be locally sourced and where mass produced items are required suitable manufacturers with reasonable 'green credentials' will be the preferred suppliers.

During the conversion works all necessary precautions will be taken to ensure the protection of existing structure and boundaries. The chosen construction firm will have experience of similar projects and the expertise to ensure a good quality end product.

CONCLUSION

The building is not visible from Quidham Street and as such relationship of farm to surrounding properties remains unchanged.

The proposals are confined within existing building and there is no increase in its overall footprint. The changes proposed do not increase the volume of the building simply enclose it.

The enclosure of the open bays and the improvement in the fabric of the building provides a year round usable space which can be put to a variety of uses with flexibility built into the design.

Seasonal farm workers used to be accommodated overnight on site, however, this is no longer the case, and day workers are only employed and used as required. The proposals allow the workers to have a serviced building with modern facilities to use as and when they are present on site. The building will provide shelter during inclement weather and a place to gather at the start and end of each day.

In line with need to diversify within the farm, an application was made to construct a padel tennis court allowing people to visit and play this popular sport locally. With the application being granted in February this year and the site now being developed, an ancillary building was required to provide toilet and changing facilities for users of the court.

By repurposing the existing building, it is possible to provide basic facilities for the users of the court on an ad hoc basis during its seasonal use, including showers, toilets, and locker storage.

Both proposed uses will benefit from the creation of the enclosed ground floor space and the additional storage and utility areas created will ensure the building can function successfully in the future.

The client will orchestrate the timings of the different potential uses to suit the demand as and when it becomes necessary and apparent. The supervising of the building by the client ensures security within the site is maintained and the level of occupancy is kept to manageable level.

The client's investment in improving the fabric of the building will be significant and shows a willingness by them to find a new use for the building and ensure its longevity through continued use rather than falling into disrepair.

The impact on the neighbouring properties and the rural setting of Bowerchalke will be negligible with goal being to improve the functionality and appearance of the building without changing its character.

DESIGN & ACCESS STATEMENT PHOTO APPENDIX



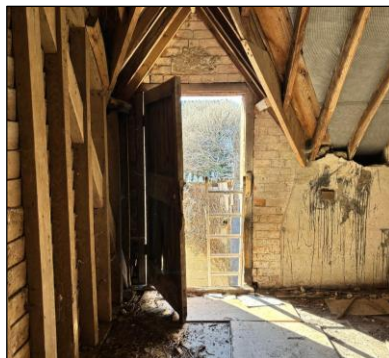
Front elevation with open bays and internal views of existing structure



Clad building adjacent to open bays



Main barn and yard area (for parking)



Internal views of loft area and first floor access door (external stair missing)