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2226 Southview Farm

Drynham Road, Trowbridge

**Heritage, Design and Access Statement
Rev C**

May 2026

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01 Introduction



This application seeks to obtain permission for a new nursery and a refurbishment and extension to the listed farmhouse on a site off Drynham Road, Trowbridge, on the edge of the proposed Elm Grove development.

This site is in the South-East of Trowbridge in a mainly residential area. This residential use is soon to be supplemented with the approval of 261 additional dwellings on the Elm Grove site adjacent to this site.

The existing site has 3 built forms on it. These consist of the dilapidated agricultural building to the north of the site, an existing block work garage structure centrally, and the farmhouse, including the more contemporary lean-to extension and outbuilding.

The farmhouse and the proposed extension is to bring the building back into residential use as a dwellinghouse. The existing building is currently in very poor condition and is considered to be uninhabitable.

The development of this site is a response to the growing residential area while providing opportunity to access these services without travel and transport to the town centre being required.

 SITE LOCATION PLAN
1:2500 @ A3

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02 Site Photos



View A



View B



View C



View D



Existing Materials; Rubble stone and clay pan-tile roof.



View Key

Site Photos

The existing site is mostly un-maintained grassland. There are a series of dilapidated agricultural buildings on the northern edge of the site which are overgrown with shrubs and in very poor condition.

There is vehicle access from Drynham road via a gate leading to a tarmac road running half way up the middle of the site. There is a gravel area adjacent to this road with parking and a standalone garage structure.

03 Site History



1900

Historic Context

"Historic sources and visual survey of the buildings and their surroundings suggest that Southview Farm/Drynam Farm was a small dairy farm established in the second half of the 19th century to supply the growing urban populations of Trowbridge".

"The later 19th and 20th century residential developments that surround Southview Farm on its west and north sides and beyond the railway embankment to the east, are, because of their architectural and spatial incoherence, deleterious intrusions within its otherwise pastoral landscape. They make a negative contribution to the significance of Southview Farm."

"The house and its front garden were - and still are - an aesthetic and domestic entity separated from the farm yard and its noisome effluvia by boundary walls. The agricultural buildings were not part of the 'day to day' activities of the house. Furthermore, even if we accepted that they are 'curtilage' buildings, they are incomplete to the point of being historically unintelligible as functional buildings and as visual ancillaries to the house, or they are 20th century creations that do not relate to the house and farm as historical entities."

"It would be reasonable to conclude... that the proposals would cause 'less than substantial harm' to the significance of Southview Farmhouse and 'no harm' to other heritage assets. That 'less than substantial harm' would be balanced by securing the optimum viable use of the farmhouse as a mixed commercial and residential unit... and by the public benefits of a high value employment facility and a retail unit."

This is explored in further detail within the heritage report provided by Michael Heaton heritage consultants (reference MH3714-3v3)

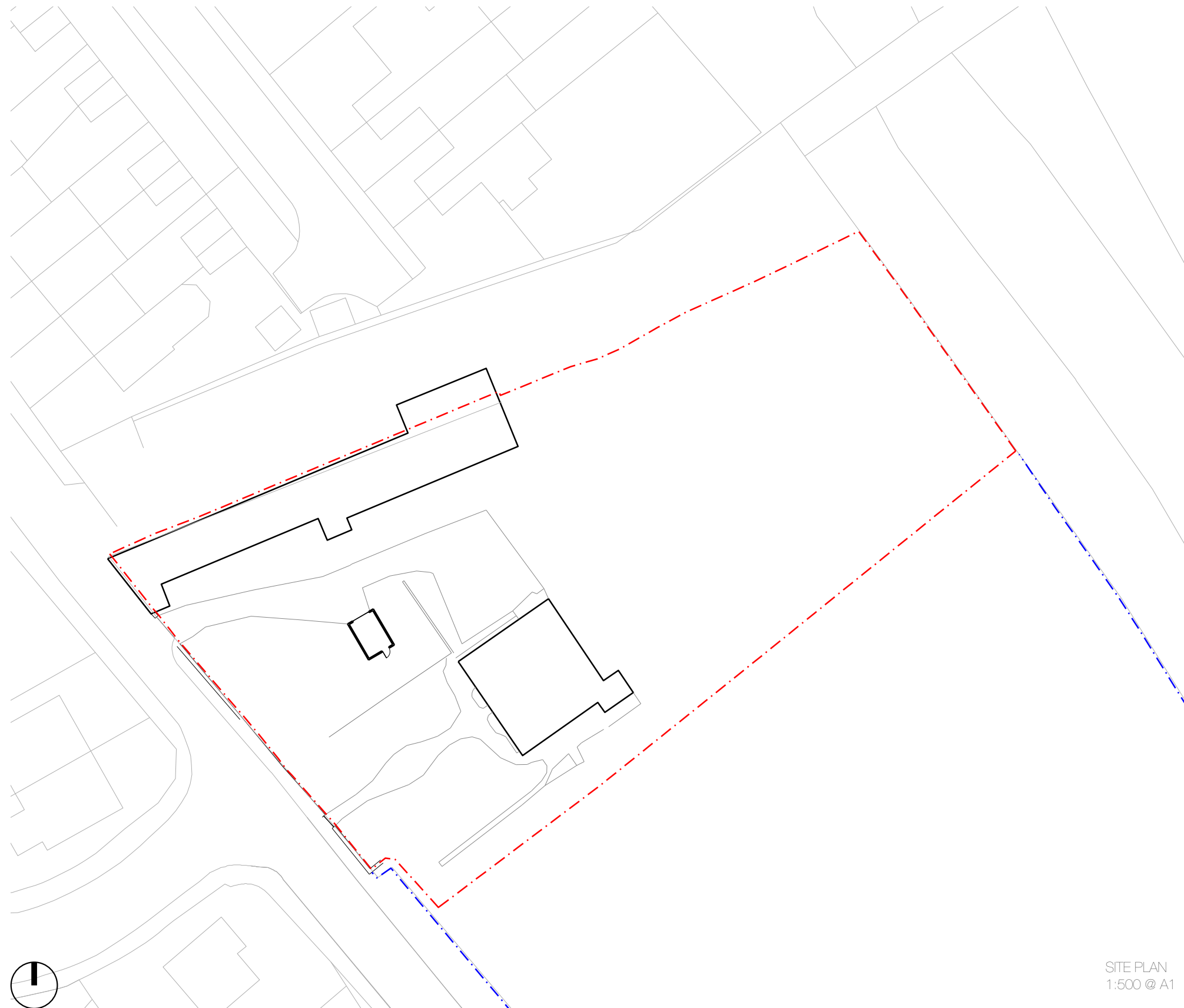


1920



1940

04 Existing Site Plan



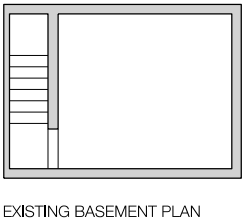
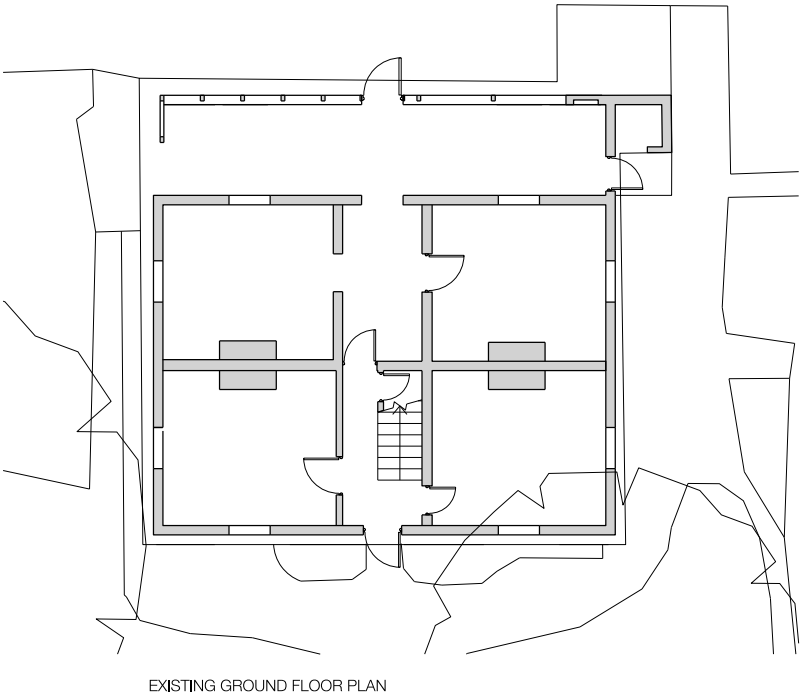
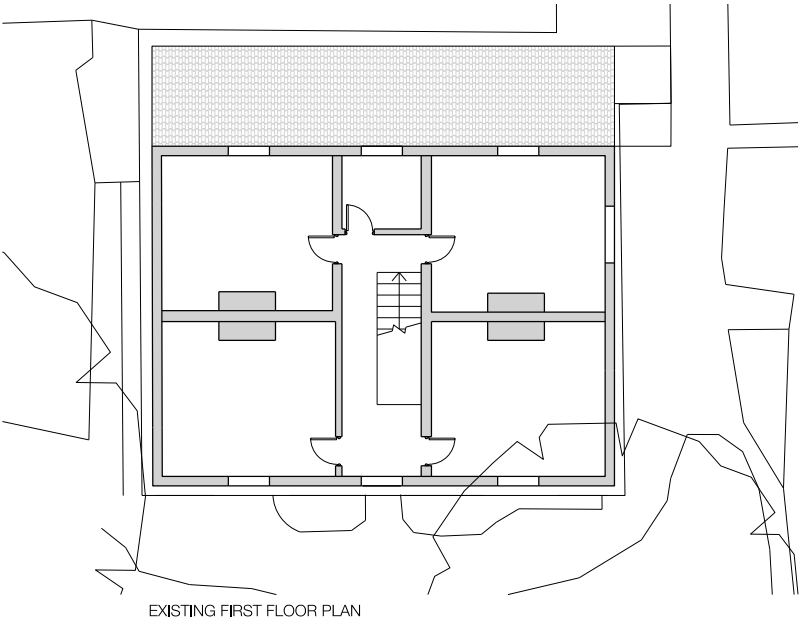
Existing Site

The site is largely overgrown, especially to the northern boundary of the site and the front garden of the farmhouse.

The farmhouse itself is currently in need of remedial works, with the current roof having been stripped of all lead work which has caused large amounts of water ingress and damage to the building.

The agricultural building is in a poor and potentially dangerous condition, with the unit currently contained behind fencing from the public footpath.

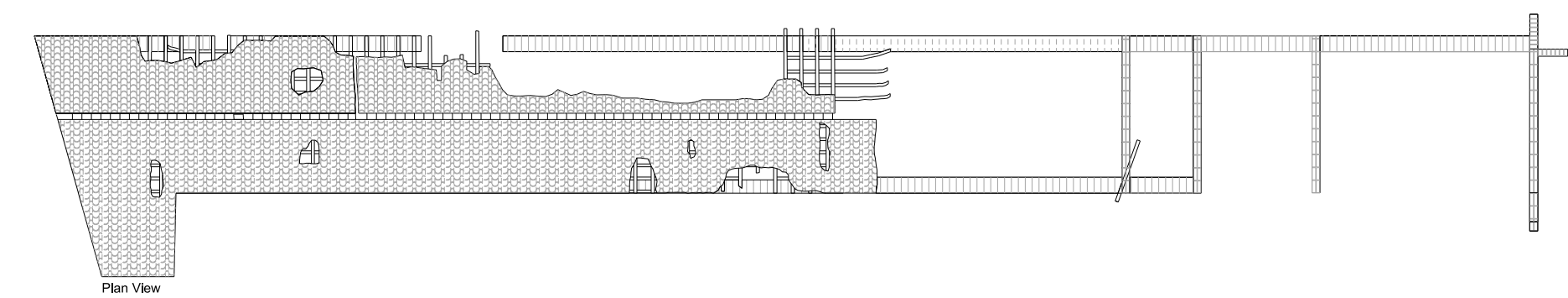
05 Existing Farmhouse Drawings



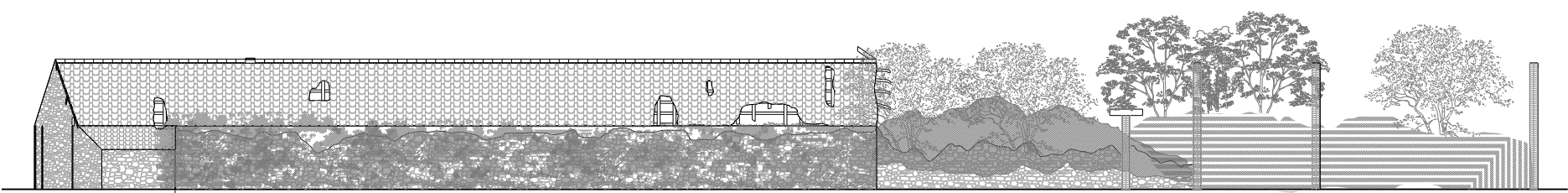
Existing Drawings
1:200 @ A3

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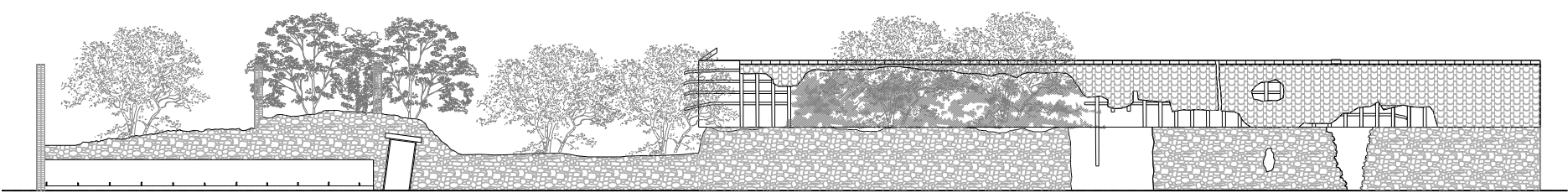
06 Existing Barn Drawings



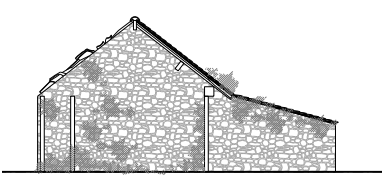
Plan View



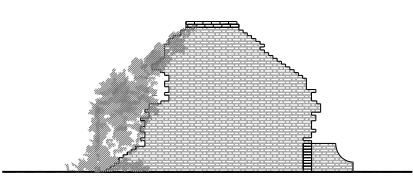
South-East Elevation



North-West Elevation



South-West Elevation

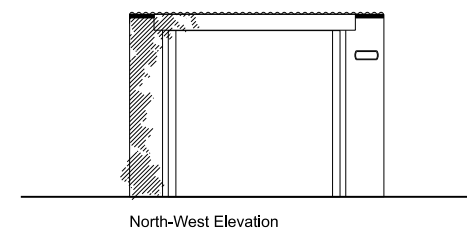
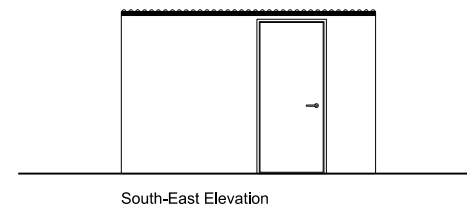
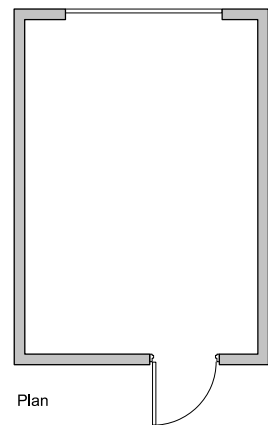


North-East Elevation

Existing Drawings
1:200 @ A3

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07 Existing Garage Drawings



Existing Drawings
1:100 @ A3

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08 Ecology and Arboriculture



The built forms, the materials used, and the landscape design surrounding the buildings have all been considered when assessing the ecological impact of the scheme. Ecological advice has been sought throughout the process and the scheme will deliver the 10% biodiversity net gain enhancement that is required.

Refer to the ecological site appraisal and biodiversity metric as prepared by Engain for more information.

 LANDSCAPE PLAN
NTS
'259_GLA_XX_XX_DR_L_1001_P1 Landscape Plan' by Greenhalgh, January 2026

09 Statement of Heritage Significance



Aerial view of existing site

A full heritage statement has been provided by Michael Heaton heritage consultants (reference MH3714-3v3) which assess the existing site and the impact of the new proposals.

This report reaches a conclusion that "the proposals would cause 'less than substantial harm' to the significance of Southview Farmhouse and 'no harm' to other heritage assets. That 'less than substantial harm' would be balanced by securing the optimum viable use of the farmhouse as a mixed commercial and residential unit... and by the public benefits of a high value employment facility and a retail unit."

Statement of Significance

Approach

The requirements of the NPPF and the guidance provided by Historic England identify an approach to the assessment of the significance of the heritage asset as a staged process in understand the form, materials and history, the significance of the asset, the impact of the proposal, measures to mitigate the impact and opportunities to better reveal or enhance the significance.

In the context of this planning application the process, the impact of the change should be judged in the context of the immediate and wider setting of the Grade II listed farmhouse.

Buildings and Structures

Southview Farm is a group of buildings on the northeast side of Dursely Lane at the edge of the residential area known as Lower Studley, comprising a large detached house and ancillary buildings standing within a grid of boundary structures defining a garden.

The host property at the centre of the site is the Grade II listed farmhouse and rear lean-to structure, all of which is in poor condition.

The earlier long barns to the north of the farmhouse are not a part of the listing and are dilapidated with much of the roof and rubble stone walls collapsed or missing but nonetheless, the extent of the footprint of the earlier buildings is identifiable from the ground markings, some of which are modern concrete slabs. A reasonable volume of rubble stone remains on the site.

A limited number of features remain from the Victorian garden to the west of the farmhouse which include the dilapidated rubble stone garden walls.

Significance

The Heritage Statement prepared by Michael Heaton dated May 2023 states the following.

"It is a relatively ubiquitous and generic design and is of modest aesthetic and historical significance and importance. Its structural fabric is of no archaeological significance and most of its decorative fabric is missing. The extent to which the house's setting contributes to that aesthetic and historical significance is difficult to judge because of the over grown nature of the site and the density of 20th century residential housing along its west and north sides. Nonetheless, the front garden survives, if only in outline, and it is reasonable to conclude that this is the original front garden as designed in the mid 19th century and with which the house was intended to be seen and appreciated."

Impact

The development of the land around the site has been significant since the mid 20th century and the future imminent development of the land directly to the south of the farmhouse will further influence the wider setting of the historic asset.

The amended scheme for which planning and listed building consent is now sought significantly reduces the extent to which the listed farmhouse is extended to the east, being the rear garden with these volumes effectively relocated as part of the extended barn redevelopment to the north. A single storey side extension is proposed to the farmhouse to provide covered car park space and the existing extension to the rear of the property is remodelled to provide living space.

The dominant elevation of the farmhouse is from the west and the views of the rear extension are thus limited from the public domain. The relationship between the farmhouse and the reconstructed barns to the north is similar to that of the previous consented scheme.

Mitigating Measures

The development provides the opportunity for the restoration of the listed farmhouse with a modest rear extension to provide a suitable level of living accommodation.

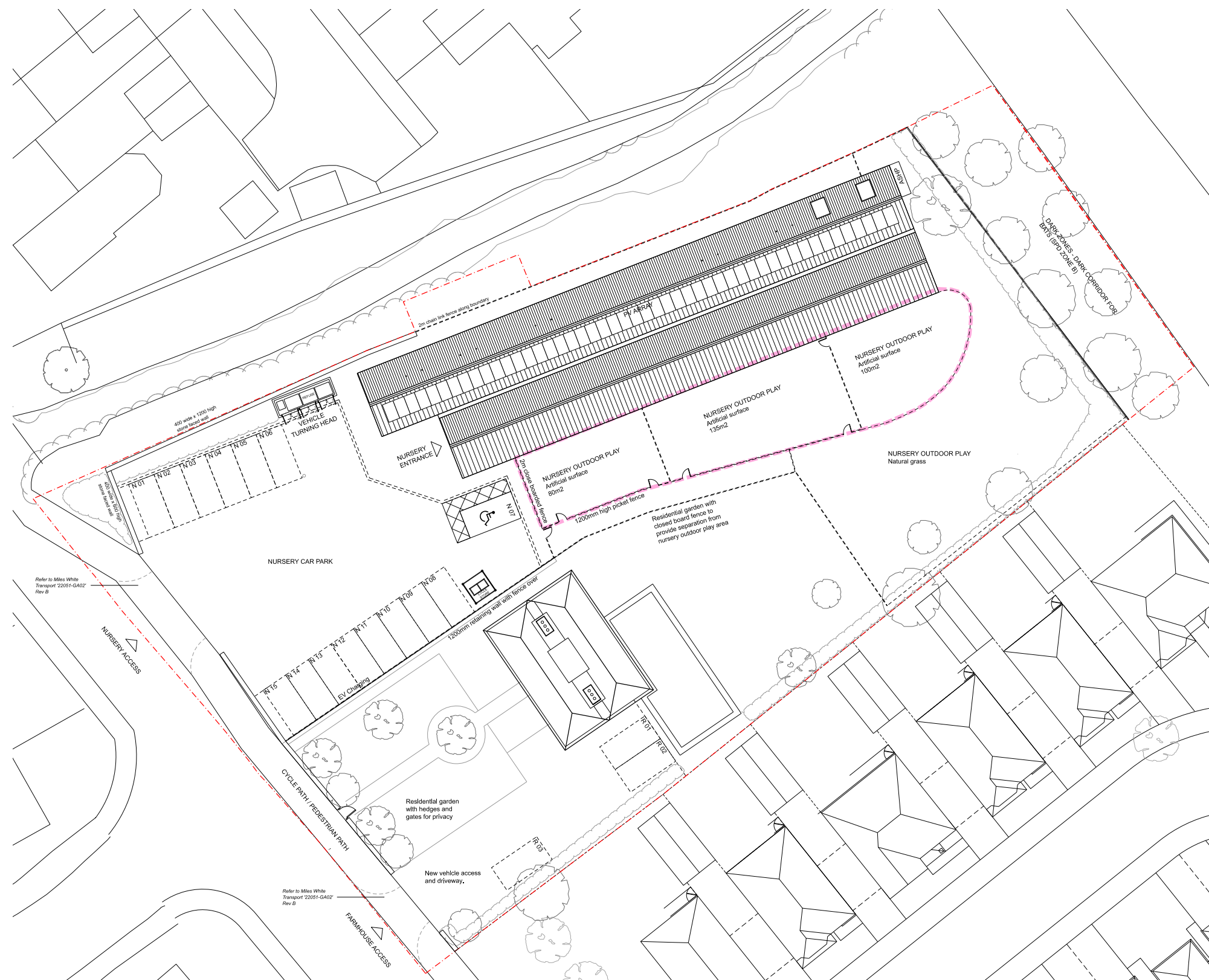
The reconstructed barns will provide nursery accommodation for an independent operator and so the site boundaries will be defined to provide physical and visual security. The public facing front garden will be reinstated in a manner similar to that of the Victorian garden with trees retained and reinforced.

Justification

The immediate setting of the listed farmhouse can be protected and the restoration of the remaining elements of the front garden and the host property are enabled through the development and provide the opportunity to create an autonomous and attractive family home.

The partial reuse of the footprint of the existing barns and the reuse of the rubble stone materials in their reconstruction is a memory of the plan layout of the original farm and reflects the relationship between the simple agricultural outbuildings and the farmhouse.

10 Proposed Site and Design Strategy



SITE PLAN
NTS

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Overview

The proposal is for the demolition of redundant stone barns; erection of purpose built nursery; conversion and extension of farmhouse to bring back into use as a dwelling house and associated access and landscaping works.

The proposed nursery references the form and agricultural nature of the existing derelict barns on the site. The existing farmhouse extension uses natural materials that work within the context of the site while allowing the new form to differentiate itself from the farmhouse.

Position

The new nursery is proposed to be built in a similar location to the existing derelict barn, although pushed further back into the site to allow some separation from the existing street.

The extension to the farmhouse is set to the rear in the same aspect as the existing lean-to.

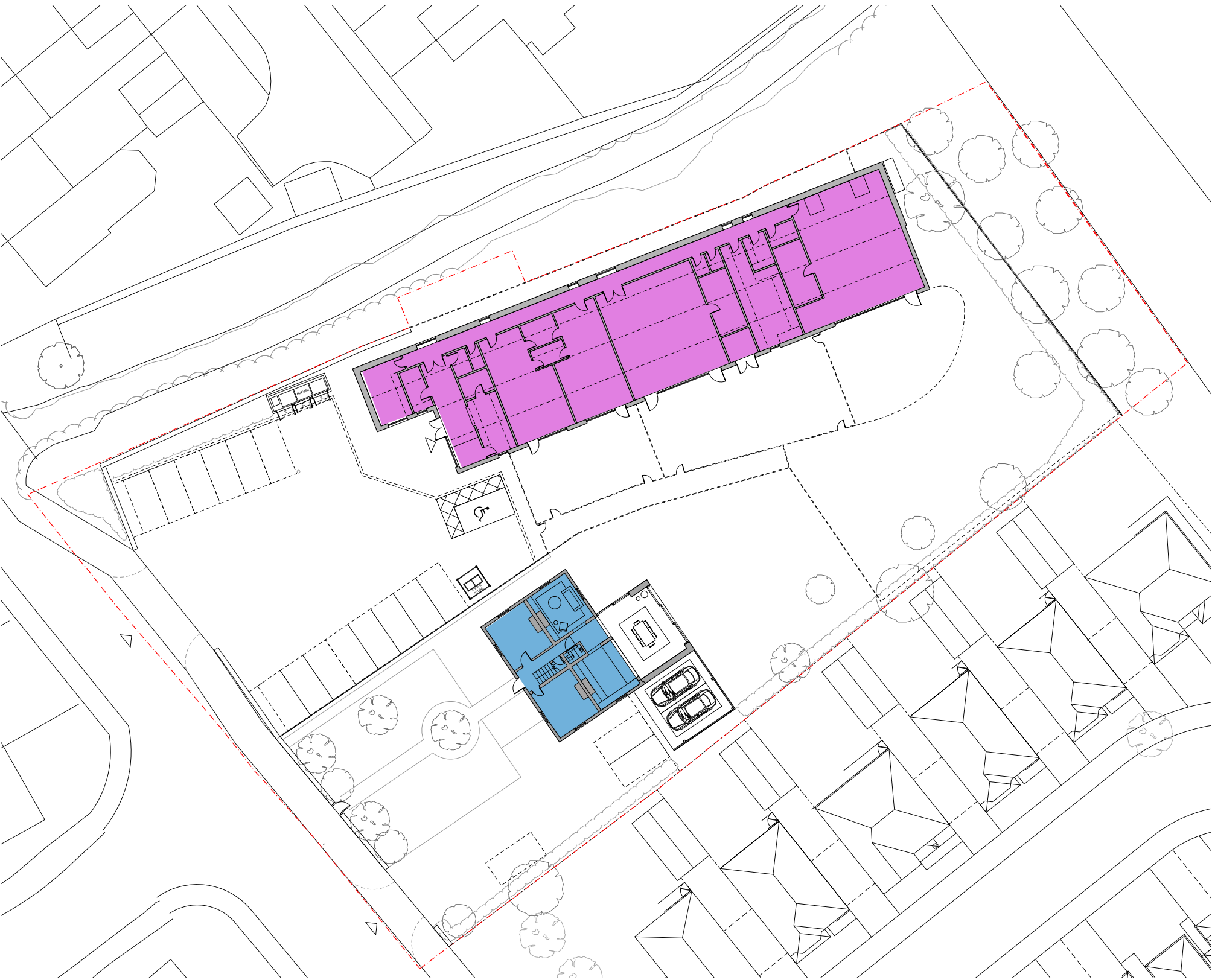
Layout

The proposal situates the nursery car park immediately upon entry for ease of access and use. The majority of boundaries will be formed using close boarded fence to provide privacy from the public.

A 'walled garden' and separate vehicle access is formed at the front of the farmhouse with a single-storey, flat roof extension located to the rear which provides a new dining room space and carport.

A turning head for large vehicles has also been provided within the proposed nursery car park. A cycle and refuse store is also provided at the front of the nursery with ASHP located towards the rear.

11 Proposed Site Plan



Parking and Transport

15 car parking spaces have been provided for use by the nursery, including 1 accessible space. Cycle parking is provided for all site users. There is also a dedicated lorry turning zone for vehicles accessing the site, meaning they do not have to reverse in from Drynham Road.

5 car parking spaces have been provided for the farmhouse residential unit, two of which are sheltered in a carport.

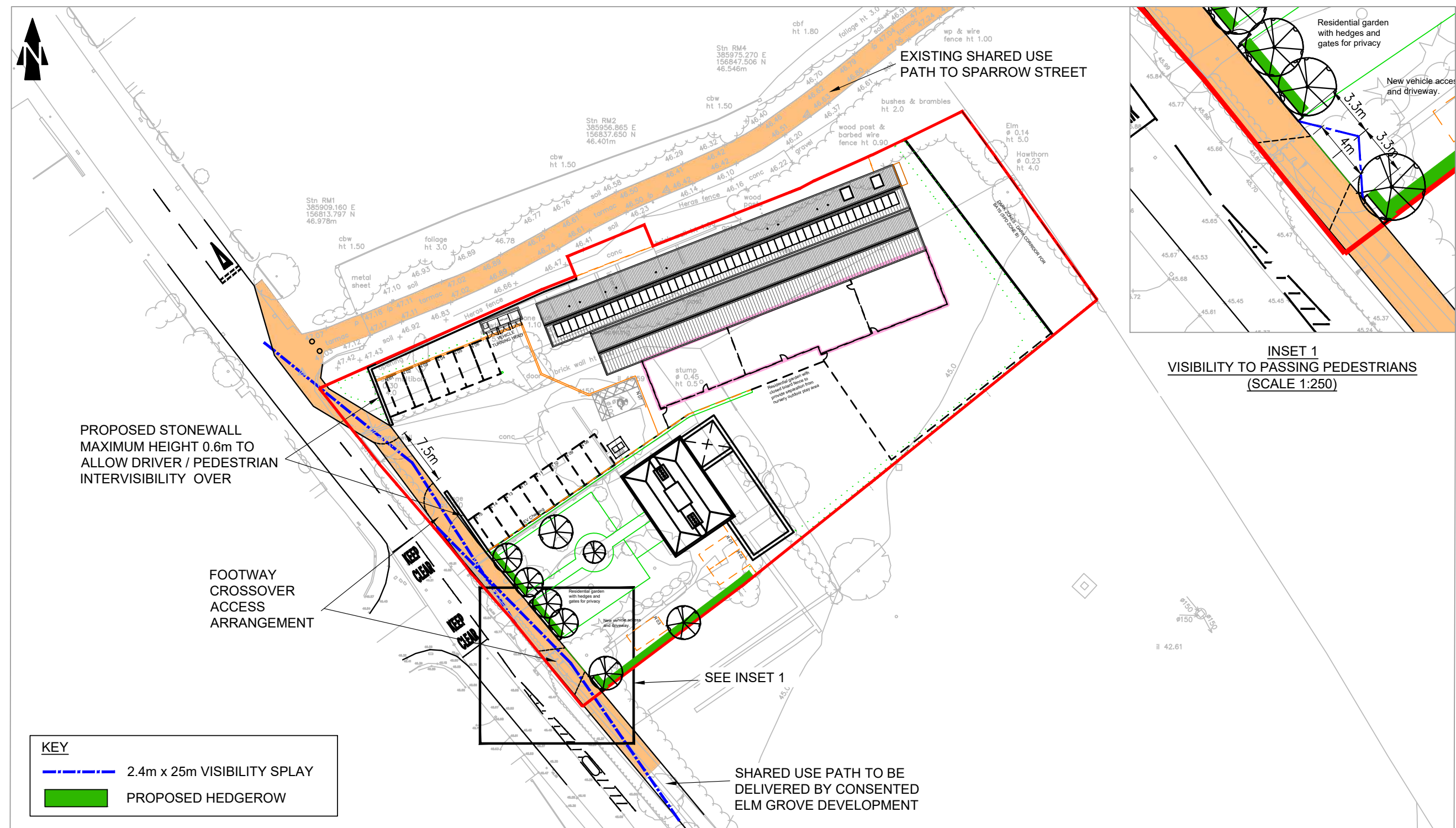
With the centre of Trowbridge located within 1 mile from the site, "Clearly a significant proportion of trips to and from the site are likely to be undertaken on foot with this applying equally to all the proposed land uses."

Refer to 'Miles and White Transportation' statement for more information.

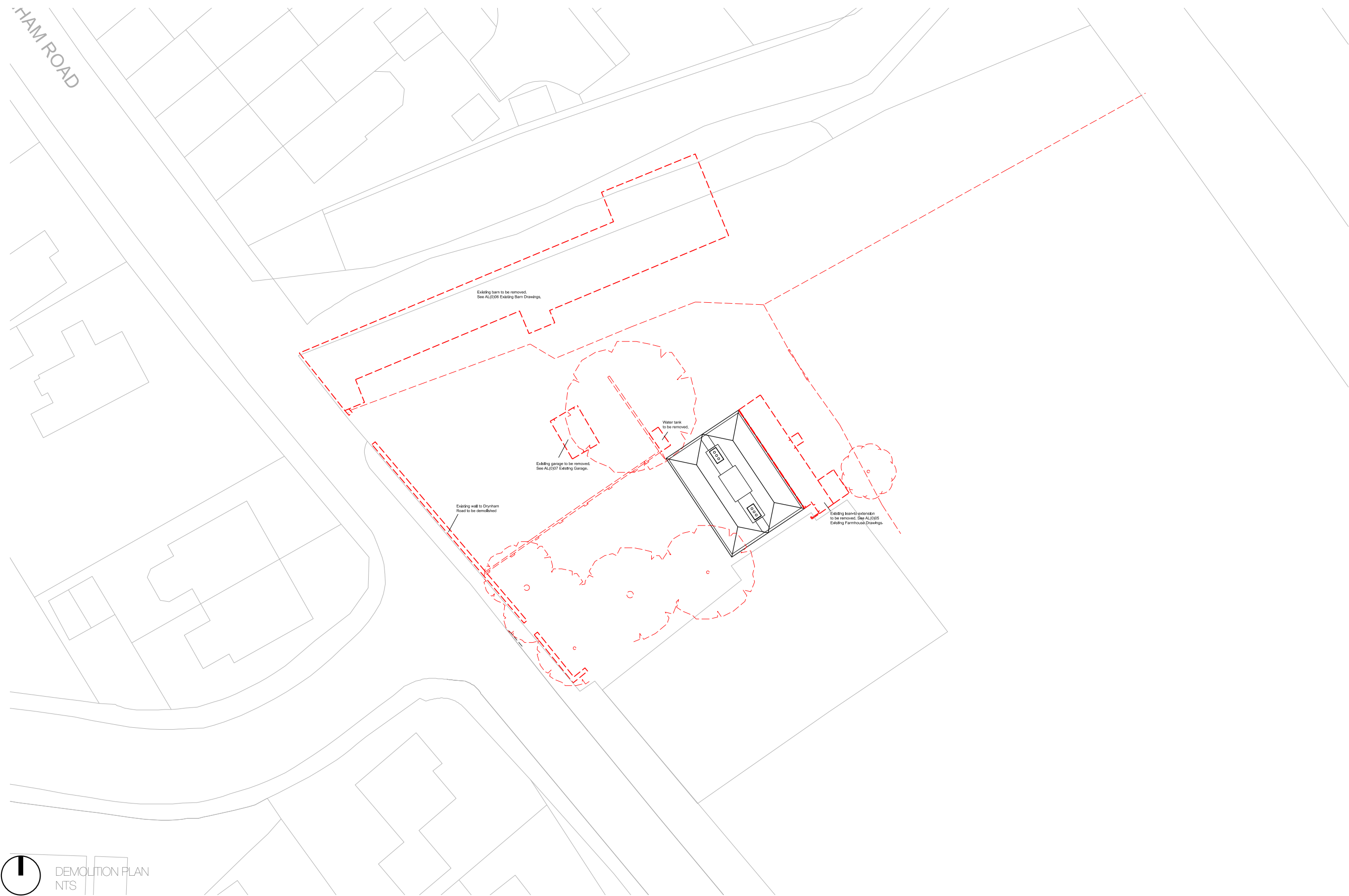
Accommodation Schedule

	Farmhouse Residential: (GIA) 222 sqm (GEA) 250 sqm
	Nursery: (GIA) 512 sqm (GEA) 565 sqm

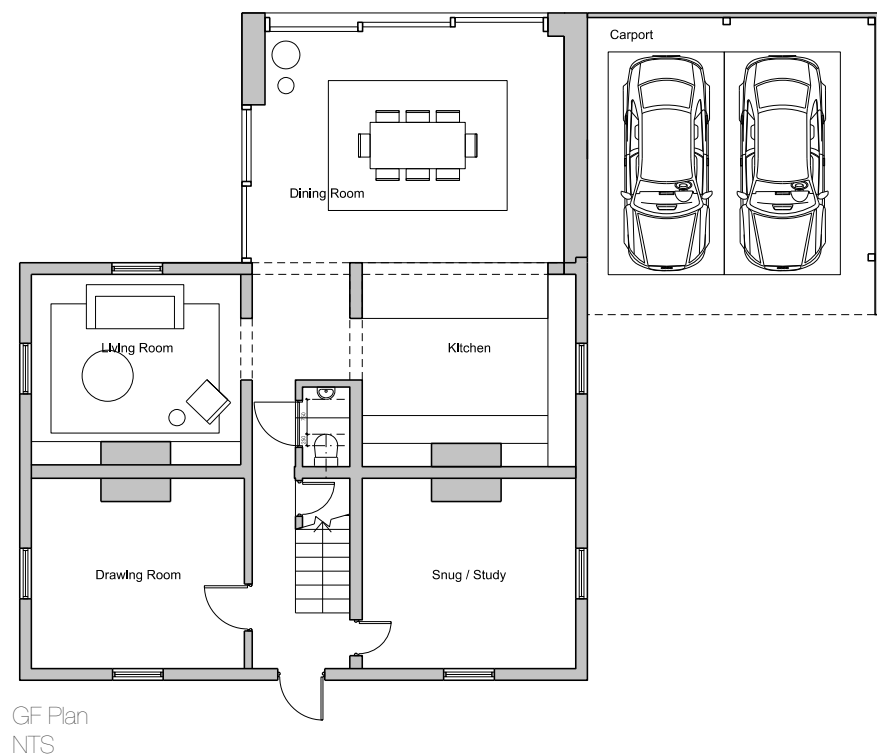
12 Proposed Access Strategy



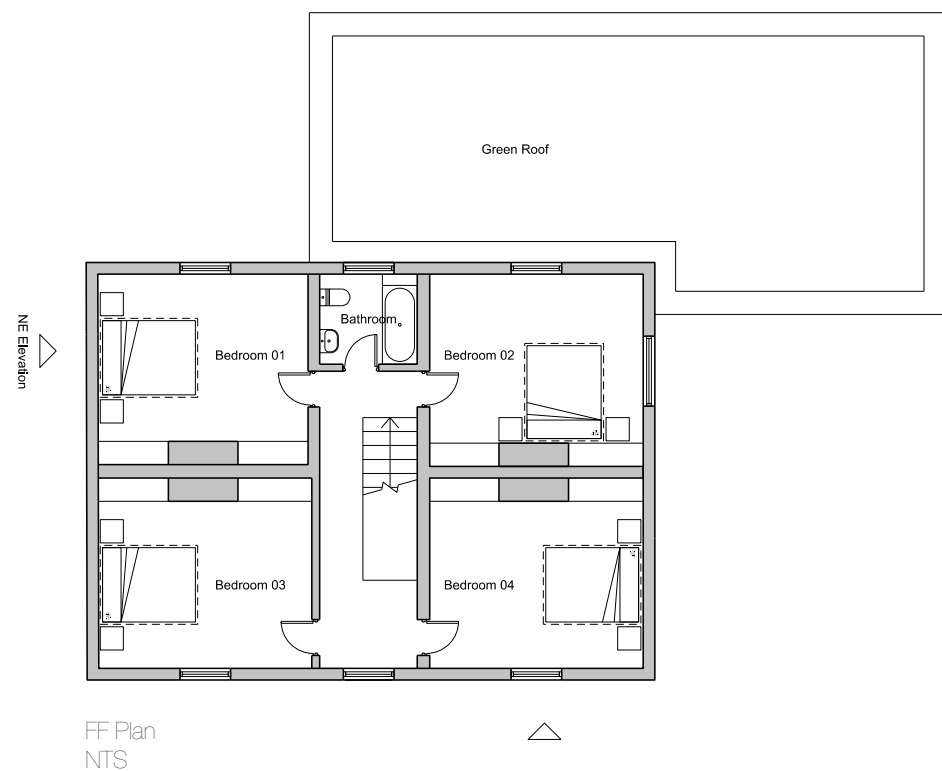
13 Demolition Plan



14 Proposed Farmhouse Plans



NW Elevation



We are proposing to fully renovate and repair the existing farmhouse from its existing condition including the roof, and repairing all water damaged elements internally. Further information regarding the works that are needed for this can be found within the Mann Williams Consulting Civil and Structural Engineers inspection report.

The proposal includes the removal of the existing later additions to the rear of the farmhouse, with the lean-to and outbuilding removed.

A new extension is formed to the rear of the farmhouse which provides additional dining space and a carport.

ASHP and PV panels are both proposed to be used on this building. The ASHP is located at least 11m away from the closest residential facade with boundary treatments separating them, meaning noise from this plant will be negligible.

15 Proposed Farmhouse Elevations



South-West Elevation



South-East Elevation

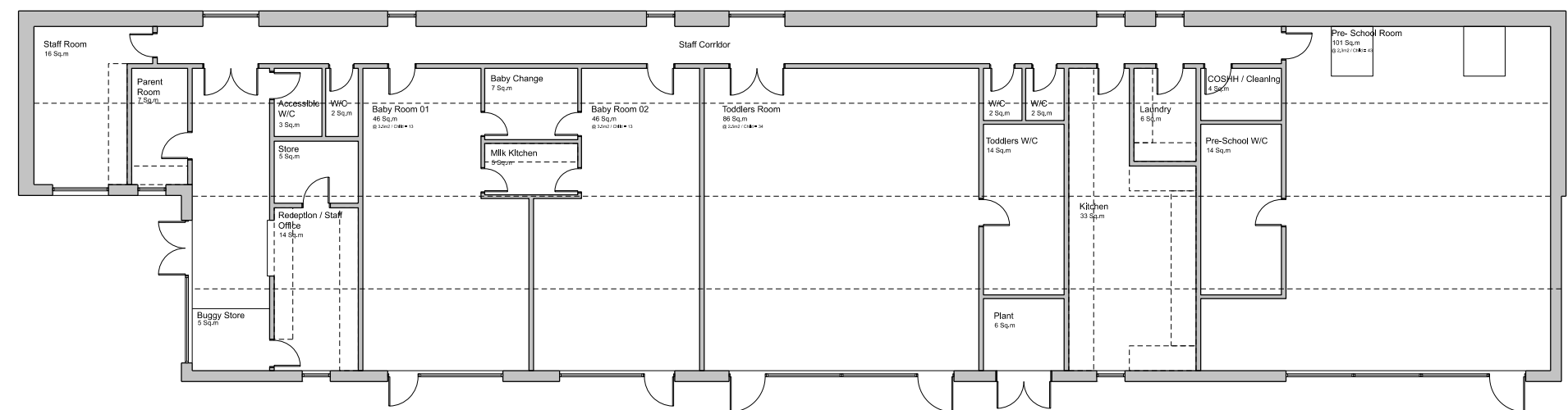


North-East Elevation



North-West Elevation

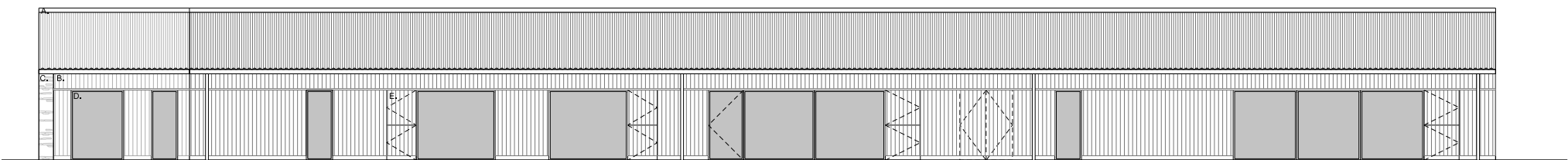
16 Proposed Nursery Drawings



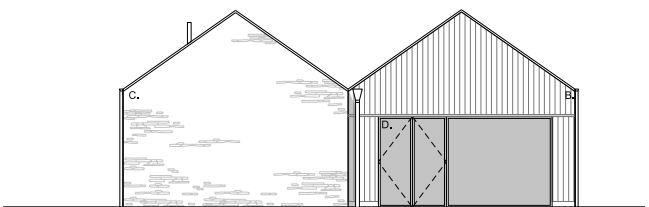
The proposed nursery uses an agricultural typology so as to act as a sympathetic replacement for the dilapidated barn which is to be demolished. The stone from the demolished barns is to be used as part of the materials for the unit and mixed with matching stone as required.

The other materials found on the building include a corrugated sheet metal roof and timber cladding.

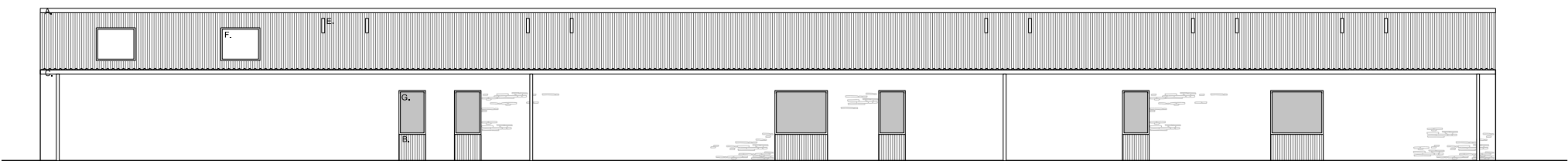
ASHP and PV panels are both proposed to be used on this building. The ASHP is proposed to be located adjacent to the pre-school room - refer to the site plan for further information.



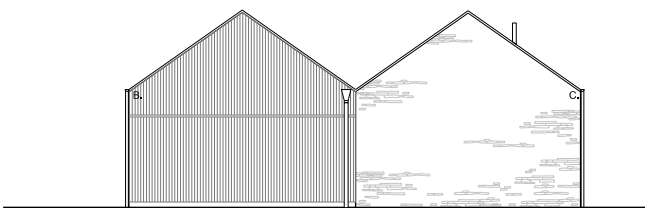
South-East Elevation



South-West Elevation

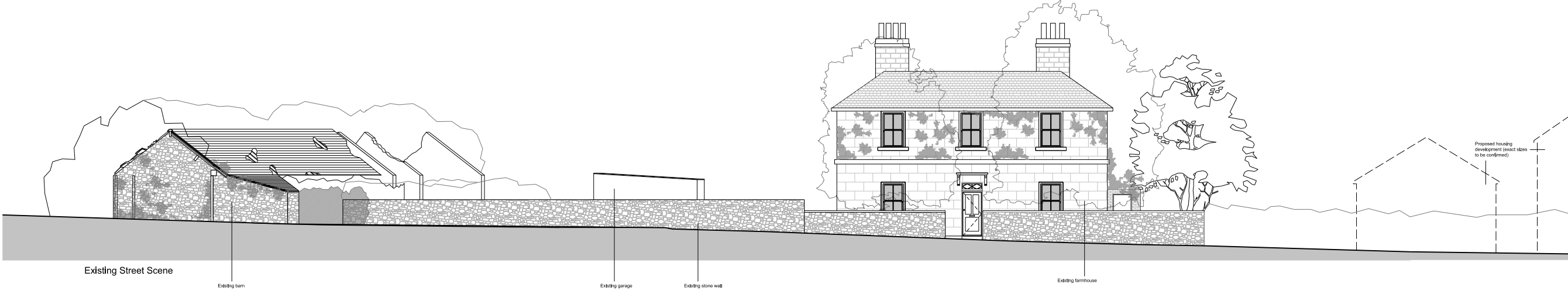


North-West Elevation



North-East Elevation

17 Proposed Street Scene



17 Materials



Corrugated Metal Sheetting



Integrated solar panels, black.



Reclaimed stone from existing barn building to be used in the retail unit construction.



Articulated Cladding - Allowed to weather and silver.

Material Palette

The design draws upon the building's rural and agricultural heritage. The main volume of the nursery is proposed to be built from the reclaimed stone from existing barn building and corrugated metal sheets have been chosen for the roof with the PV panels. This will tie in with the existing build form on the site.

The new extension to the existing farmhouse is to be timber cladding, concrete effect render fascia with a green flat roof. This materials palette will allow us to differentiate these new elements of construction from the existing heritage building.

15 Conclusion



The proposed scheme aims to:

- Re-use existing farmhouse and save it from dilapidation bring it back into use as a dwellinghouse.
- Provide value to the community by introducing a local nursery to support the growing residential neighbourhood while re-using stone from the existing ruinous barn;
- Provide high quality and sustainable work environment;

The proposed nursery and farmhouse extension will significantly improve the existing site condition and regenerate the area by providing new facilities currently unavailable.

The design responds to its surroundings with carefully considered decisions, selection of quality materials and appropriateness of scale. Meaning that the new build elements will not compromise the overall setting of the site, and will not affect the protected bat habitat adjacent.



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