



Revision Table				
Date	Revision	Revised By	Reviewed By	Description
05-08-2024	A	LW	PR	Amendments following conservation officer comments on the original application, updated to include: -Additional information of wider farmstead building uses. -Additional Analysis of historic fabric

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1.0 INTRODUCTION

1.0 Project Aim

This Design and Access Statement has been prepared by CMS Architects Ltd to set out the project brief and requirements for the proposed conversion of the existing stables at Reybridge Farm for use as a dwelling.

The statement provides information on the subject site, history, an analysis of how the proposals have been developed and details of the proposed development's form, visual characteristics, accommodation and layout. The statement should be read in conjunction with the submitted planning application, associated planning drawings, documents and reports.

1.1 Project Summary

This project seeks to convert the existing stables at Reybridge Farm into a family dwelling. The stable lies within the curtilage of the adjacent Grade II listed Reybridge House.

1.2 Design Influences

CMS's mission is to improve the quality of life and the environment of our clients and end users by the promotion of innovative and cutting-edge design and collaboration with like-minded professionals.

1.3 Involvement

During the process of development for Reybridge Stables the client has been the main point of contact to inform the proposals.

1.4 Evaluation

An on-going and comprehensive evaluation has been undertaken consisting of:

- Client Project Brief
- Site context (physical, social and economic);
- Consultant surveys and reports;
- Design Guidance;
- National and Local Planning policy and guidance; and
- Public consultation events and feedback

This process has informed the design development and shaped the application proposals.

1.5 Client & Design Team

ARCHITECTS: CMS Architects, 26 Martingate, Corsham, SN13 0HL, UK.



1.6 Document Structure

The structure of this statement is based upon the guidelines published by CABE.

The Statement contains the following information:

Assessment

A description of the site, the context and an assessment of the site's wider and immediate context.

Policy

A summary of the policy statements that are having an impact on the design.

Process

A summary of information gathered in lead to the design from client, local authorities and local community members.

Evaluation

A summary of the evaluation of the information gathered as part of the assessment stage.

Design & Access

Presents the design proposals with reference to the assessment, involvement and evaluation information collected. It also summarises the access issues as integral components of the scheme's design.

The statement demonstrates that the planning application proposals are justified in terms of context and relevant design and access policies and are based upon a thoughtful, inclusive, considered and sustainable approach to design.

1.7 Site Map

The map shows the pattern of buildings on the farmstead. The layout resembles a traditional Farmstead with a planned enclosure as described by historic England’s adapting traditional farm buildings guidelines. This type of farmstead shows evidence of evolvement where it has likely undergone the removal and straightening of pre 17th century boundaries to create larger scale fields and farming amenities. **Historic England**

Farmstead enclosure types



The client has identified the stables encircled in red as the most appropriate site for development within the farmstead. Its location within the farmstead is key to this. The site already has defined drystone wall boundary which provides a separation from the Farmhouse to the west. The site has a large forward facing driveway with capacity to provide 2-3 parking spaces with room for turning on-site. There is an existing vehicle entrance from the highway which is used to serve the stables. The site has the potential to be separated from the working farm to the east via a wall or forward projecting extension. No loss will be suffered by the farm as its primary access to the south east of the site will be retained along with a driveway for turning large horse boxes.

At this point it is felt that the stables have potential to be converted into a single storey dwelling without compromising the agricultural character and the historic fabric.



Reybridge farmhouse, detached with its own driveways and gardens, positioned to one side of the working farm

Yards for stacking harvested corn and hay, sorting and containing livestock, storing their manure, milking cattle, as well as other spaces used as gardens or orchards

Specialist buildings for storing and processing crops, sheltering animals and their fodder, storing carts and implements, making dairy products.

Cottages for farm workers or rooms for live- in farm labourers

The Lane - Single track road connecting Reybridge and Lacock

Equestrian Pastures in connection with the farmstead

Key

Reybridge Farm

Curtilage boundary

Proposed Development boundary

2.0 SITE ASSESSMENT

2.1 Site Location

Reybridge stables sits within the curtilage of Reybridge House, positioned towards the southern boundary, adjacent to a single track road which connects Reybridge to the A350 transport link and M4 to the North.

2.2 Site Description

Site Address: Reybridge Farm Lacock, Wiltshire SN15 2PF
Application Site Area (redline): 0.35acres (0.14 hectares)
Local Authority: Wiltshire Council

Reybridge House is located immediately to the North West of the proposed development site and classified as a Grade II listed dwelling which dates back to mid 18th Century. The house is separated from the road by a generously sized front garden and driveway.

2.3 Historic England Listing

Reybridge House; Formerly known as New End Farmhouse.
Listing NGR: ST9224569084

LACOCK REYBRIDGE Reybridge House II Official Listing
Farmhouse, mid C18, rubble stone with stone slate roof, coped gables and end stacks. Two parallel ranges with 2-storey-and- attic, 3-window fronts. Flush quoins, cyma-moulded flush mullion windows. North front has outer 3-light windows, 2-light to first floor centre and centre door with hood on brackets. Flush ashlar panels beneath windows and dripstones to lower windows. Moulded plinth. South front has similar outer windows, quoins and plinth but centre 2-light stair window at half level and similar cellar light beneath, both with dripstones. Door to right in chamfered surround with dripstone.

2.4 Historical Maps

Historical maps pictured right, suggest there was no significant development on the site between 1878 & 1946 with the curtilage

boundary remaining relatively untouched along with a distinct separation between Reybridge house and the cottages. The maps indicate the access road has also remained largely untouched with no obvious evidence of widening or subsidiary tracks forming. Between 1961 and present day, the area appears to have seen the most activity in terms of the boundary treatments and development of farming facilities.

2.5 Existing Site

Reybridge Farm consists of a cluster of barns and shelters set amongst Reybridge House to the west and Reybridge cottages to the east. The terrain ramps up from the roadside to the front wall of the

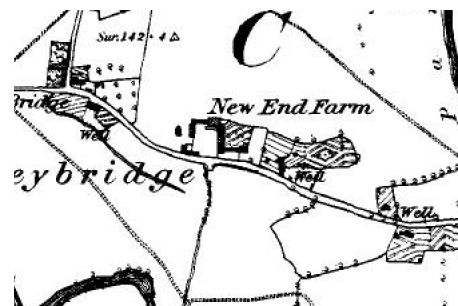


Fig 5 1878 Map

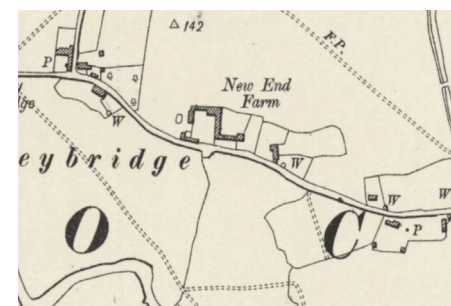


Fig 6 1901 Map



Fig 7 1922 Map

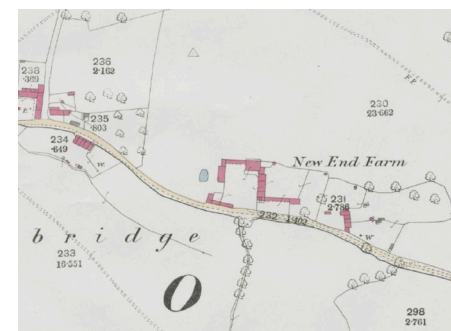


Fig 8 1946 Map



Fig 9 1961 Map

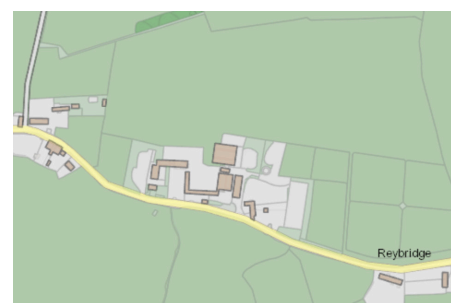


Fig 10 2023 Map

stable by nearly a meter with an estimated 1:10 gradient in places, the site has its own vehicular access from the road with ample space for off - road parking of several domestic sized vehicles.

Immediately to the north, adjacent to the rear wall of the stables is an established private walled garden. The rear of the stables (north elevation) sits below ground level by approximately 1.5 meters giving it a low profile appearance from the private garden. The elevation consists of a stone retaining wall which appears to be the original structure. The north side of the dual pitch roof over the stable consists of weathered slate roof tiles with missing rainwater guttering and sections of corroded metal downpipes are visible to the west end. There is also no fenestration to this elevation which maybe be a deliberate feature to helps to preserve the privacy of the adjacent walled garden.

The east elevation is adjoined to an existing stable block which has an approximate elevated floor level of 0.5 meters over the development site. The stables are separated by a stone wall, there is no internal access connecting the two buildings, both are similar in terms of their character and materiality.

The front of the stables (south elevation) is the principle elevation, consisting of four timber panelled 1/2 leaf stable doors that open into four partitioned horse enclosures. Seven original structural timber posts set into concrete saddles sit flush within the modern concrete block wall that supports the roof structure. The top of the wall is fringed by modern UPVC rainwater goods that project forward of the clay tile verge. Despite there being little original fabric to the principle elevation, the timber posts create a rhythmic pattern that gives it a distinct Cotswold stable aesthetic. The south face of the mono pitched roof differs from the north side by use of modern profiled terracotta clay tiles which often appear missing or damaged or interwoven with foliage growth. Internally the stable has an uneven patchwork floor of compacted stone, clay bricks and sections of concrete. Seven original king post oak trusses support a vaulted ceiling with what appears to



be a non breathable felt membrane under roof battens and tiles over.

In addition to the main stable block, the south elevation also offers a single story side extension to the west end made up by a patchwork of modern concrete block work, brick and stone walls with a mono pitched roof which rises up to an abutment wall on the north side. Internally, this building provides additional storage for equestrian related activities. The abutment wall to the north provides a connection with the neighbouring property.

The west elevation forms part of the western boundary and consists of a solid stone wall which separates the site from the gardens associated with Reybridge House. There is currently no external access from Reybridge House into the stable however there is an internal access door within the abutment wall from the storeroom into the adjacent outhouse.

2.6 Topography

The land slopes from the northern boundary down to the road on southern boundary by approximately 0.7meters. The most significant fall across the site is from the north east corner towards the southwest corner by 2 meters. The ridge line over the main stable block also falls from east to west by 300mm which suggests the oak trusses and structural members are at descending heights.

The retaining wall at the rear, separates the higher external ground level from the lower internal floor level . The external ground level to the rear is a meter higher than the internal slab in places.

2.7 Landscape Character

The site is not located within any of the following areas:

- Reybridge Conservation Area (which lies approximately 200m West of the site)
- Green Belt
- Area of Outstanding Natural Beauty

- Site of Specific Scientific Interest
- National Park

The existing stables lie within the Grade II listed curtilage of Reybridge House. There are Grade II listed cottages located to the East of the development site.

2.8 Biodiversity, Trees, Hedgerows & Woodlands

There are no existing trees within the development boundary. The design will incorporate a landscaping scheme of potted plants hedgerows and small trees to enhance biodiversity.

2.9 Flood Risk

The site sits on high ground above the River Avon and does not sit within a flood risk zone nor has it ever flooded in its known history.

2.10 Geology

No trial pits by professional geo consultants have been carried out to examine the composition of the ground on the site however the British Geological mapping data suggests the ground is formed of Oxford clay over mudstone and sedimentary bedrock with interspersed superficial deposits of sand and gravel.

2.11 Archaeology & Historic Environment

The site does not sit on land of archaeological interest, the historic fabric has been carefully evaluated and reviewed to inform proposals as described within the CMS Heritage report.

2.12 Land Uses

The proposed site is currently used for the keeping of horses which would fall under sui generis. The majority of land surrounding the site is classified as agricultural land and would appear to be used for grazing of live stock and growing of crops with exception of land immediately to the east which has been reserved for equestrian use.

2.13 Current Access & Parking

The site can be accessed from a single track road from Reybridge village. Vehicle and pedestrian access from the road into the site is located on the southern boundary which leads to a large concrete hardstand located in-front of the stables. The hardstand is currently used as a driveway for large vehicles fit for transporting horses. The driveway is large enough for parking and turning of domestic sized vehicles.

2.14 Existing Site Services

The site has a connection to mains water and electricity. Heating of residential dwellings adjacent to the site is provided by oil boilers via an on-site kerosene oil tank. There is currently no provision for controlled removal of foul water. Surface water run off from the stable roof and concrete driveway is directed towards the road which follows a course towards the river.



3.0 PHOTOS - KEY CHARACTERISTICS

Key characteristics to be retained, restored or replaced with 'like for like'



Fig 1 South elevation middle stable section frontage- concrete hardstand to be removed and replace with permeable driveway.



Fig 2 South Elevation western section- mono pitched roof- Roof tiles to be replaced with 'like for like' stone wall to be replicated 'like for like'.



Fig 3 North Elevation, rear of stables and neighbouring garden to be retained slate roof tiles to be removed and replaced with pantiles to match front elevation

Fig1 shows the massing of the stable to be linear in form and single storey in height with a steep dual pitch roof.

Fig 2 Shows the Front elevation clad in timber and stone with agricultural style timber panelled doors.

Fig 3 Rear retaining stone wall to be restored.

Fig 4 Temporary stable to be removed to create on-site car parking and driveway amenity



Fig 4 Temporary timber stable to be removed

Fig 5 All Internal historic brick walls and openings to be retained & restored.

Fig 6 Stable doors to be removed, all new openings to replicate proportions and character of stable doors. All external block work infill walls to be removed. All timber posts and staddles to be replaced with 'like for like' due to significant structural deficiency.

Fig 7 Existing roof tiles to be replaced with like for like Pantiles.

Fig 8 All Internal stone walls to be restored made good and lime washed. Existing roof felt to be replaced with breather membrane under new tiles and battens.

Fig 9 All King post trusses, purlins and roof joists to be retained and restored.

Fig 10 Eaves lintels & spreaders to be retained & restored where possible.

Fig 11 External stone retaining wall to be made good, slate roof tiles to be removed and replaced with pantiles to match front elevation.

No access to rear garden or permission to lower the retained ground level belonging to the neighbouring Reybridge Farm house.

Fig 12 Internal stone walls, ridge beam to be retained & made good



Fig 5



Fig 6



Fig 7



Fig 8



Fig 9



Fig 10



Fig 11



Fig 12

4.0 OPPORTUNITIES & CONSTRAINTS

No access to rear of property, permission has been denied by the neighbour at Reybridge Farm to lower the retained ground level against the rear elevation. An internal tanking system on drawing no. 2047 -CMS-XX-00-DR-A-PL22 retaining wall sketch detail has been included to channel moisture and water egress through the wall.

Retain line of rear elevation and privacy to allotments and gardens

Potential to introduce north facing rooflights for balanced daylight and cross ventilation

Opportunity to introduce fabric first approach

Opportunity to restore the internal timber king post trusses

Potential for replacement of the mono pitched roof with a dual pitch to match the main stable section

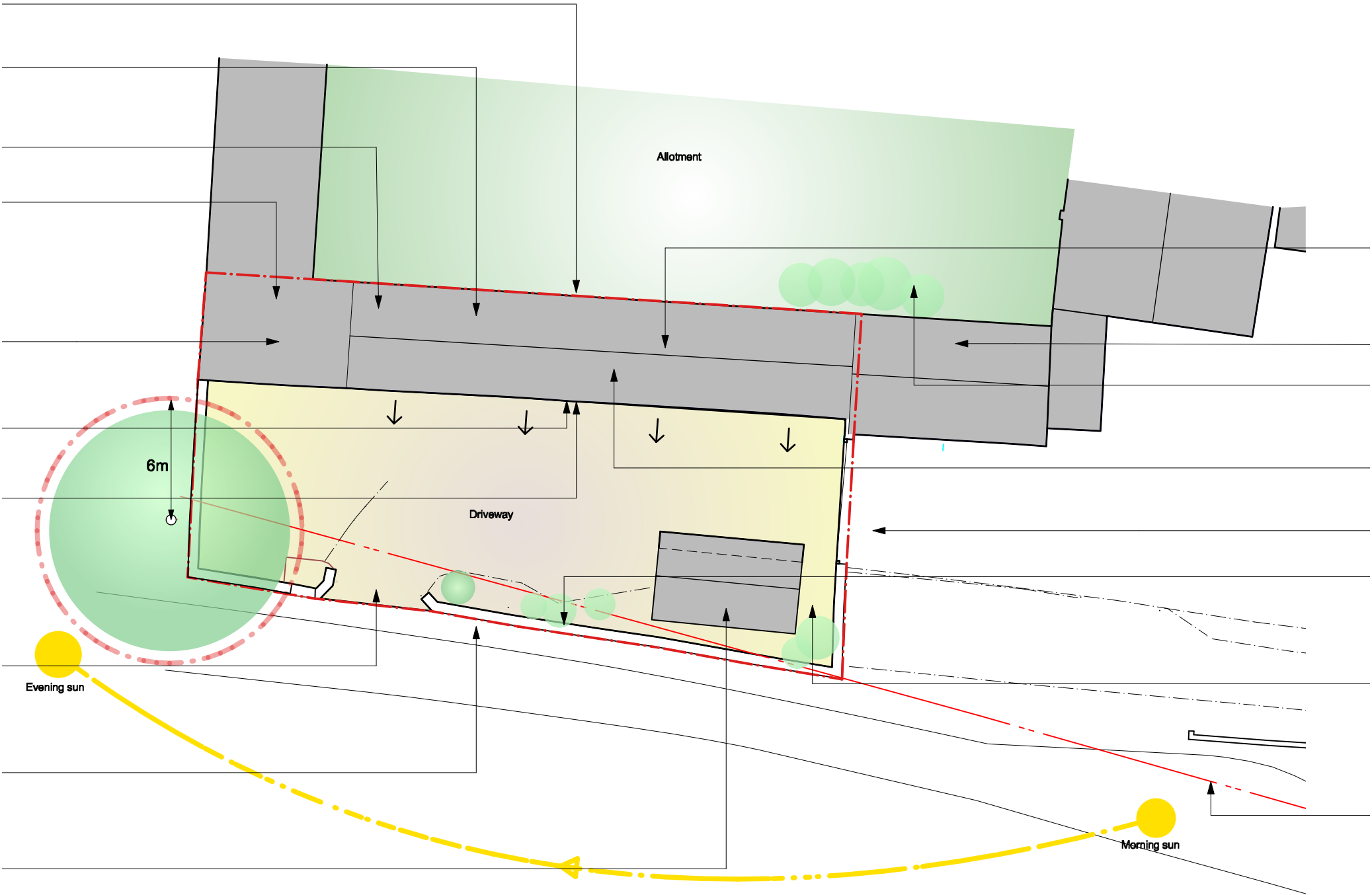
Possibility for step free access via a low level ramp

Potential for integral solar shade to be incorporated into the design to reduce unwanted heat gains and improve comfort levels.

Potential to improve vehicle visibility splay onto highway and enhance appearance of main entrance

Line of existing wall to be retained with potential to improve stability and appearance.

Potential to relocate stable



Opportunity to make roof material consistent. The existing dual pitch roof currently has terracotta clay tiles to southern pitch and slate tiles to northern pitch

Adjacent stable to be retained

Shrubs to be identified and removed or relocated

Potential for roof mounted photovoltaic panels

Possibility for secure gated access to separate equestrian facility

Low level strategic planting to increase biodiversity

Potential location of ASHP units to provide space and water heating to new accommodation

Electrical capacity to be identified early & potential for 3 phase power if required

5.0 DESIGN RESPONSE TO WILTSHIRE PLANNING DEPARTMENT'S PRE APPLICATION ADVICE

5.1 Overview

An application for pre planning advice (Application No. ENQ/2023/01078) was submitted to Wiltshire Council by the applicant's agent CMS Architects on the 8th August 2023 from which advice was received in the form of a written report on the 5th October 2023. CMS Architects have carried out an in depth review of the advice and have amended aspects of the design in order to satisfy the concerns raised in this report. Our responses to the concerns are set out below.

5.2 Response to the Highways Engineer's comments

The proposal seeks to improve the sustainability of the site by providing additional accommodation for the family to live and work within walking distance from the farm. This will reduce the need for daily travel by car to and from the site.

In addition, 2 allocated car parking spaces with 1 EV charging point with dual charging capability and 1 visitors parking space will be provided. The driveway will provide on-site turning for all 3 spaces with additional room for a secure weatherproof cycle storage facility for minimum of 3 bikes, located close to the entrance for easy access and uninterrupted visual surveillance from the house.

5.3 Response to the Conservation Officer's comments

Following an extensive in-depth analysis of the pre app proposal by CMS Architects, we have carefully and thoughtfully revised internal and external aspects of the design to further ensure the retention of important historic fabric and to address the Conservation officer's requirement to further retain and preserve its architecture expression, character and detailing.

Design Amendment 1

To preserve the character and detailing of the existing structure, the existing ridge-line will remain as existing. The proposal will seek to retain the mono- pitched roof line and abutment wall detail to the storage room element at the western end, further preserving its agricultural

character. By contrast, the pre app submission which sought permission to stretch the existing dual pitch roof to meet the western boundary may have risked the proposal becoming more domestic in its elevated form and character.

Design Amendment 2

As advised by the conservation officer, we have amended the design to include double Roman profiled tiles to both the front and rear elevations of the stable block and to retain and reuse the existing tiles where possible.

Design Amendment 3

As was the intention in the pre app design, the structural timber posts and concrete staddles to the front elevation will be retained and made good where structurally sound and replaced with 'like for like' where their structural integrity has been compromised.

The proposed timber clad wall will be set back at least 50mm from the rear face of the timber posts to allow greater expression of their functionality and historic importance. This also serves to create a deeper soffit at eaves level which improves solar shading during the summer months, reducing unwanted heat gains.

Design Amendment 4

The Structural Engineer's report has highlighted an uneven weight distribution of the roof loading, causing deflection to the roof timbers created by the heavier profiled clay tile located on the southern pitch. To address this issue, the slate tiles on the northern pitch will be replaced with Double Roman style tiles to match the weight and aesthetic of the slate found on the southern pitch which will help to protect the structure from further bowing and stress. To compensate for the additional weight strengthening of the truss members will be required. As mentioned in the accompanying Structural engineers report.

Design Amendment 5

We have reduced the number of roof lights required to that which is considered essential for light and ventilation.

Design Amendment 6

All windows and doors have been amended to be flush casement painted timber style fenestration. The patio doors have been reduced in width, and all windows to the front elevation have been repositioned centrally between the structural timber posts with all openings replicating the proportions of the stable doors.

Design Amendment 7

The solar panels have been reduced to 6 and designed to be recessed into the tile zone giving them a flush appearance, dressed in an all-black, non-reflective matt finish to ensure they do not have an adverse impact of the surrounding environment and views over the valley are preserved. The panels in their utilitarian form, will also seek to strengthen the historic ancillary and subservient narrative of the barn while embracing 21st century green and renewable energy.

A heritage statement has been prepared assessing the significance of the existing fabric and evaluating the feasibility of the design proposal.

5.4 Principle of the Development

Planning Perspective

In response to core policy 48, options for converting the barn into a building fit for employment, tourism, or culture and community have been considered. The Planning & Viability assessments by Chris Cary Senior Rural Surveyor of Woolley & Wallis concludes: *The application meets both local and national planning policy. There is clear reasoning for the sustainable reuse of the redundant building. This application clearly meets Core Policy 48 which provides the key principle of development.*

Structural Perspective

A summary of the building's Structural condition in the accompanied report by Giraffe Engineering affirms the building is in overall good condition, with only minor maintenance type works required to ensure the structural integrity of the building and It is believed that only minor structural intervention will be required to upgrade the building to ensure

it is regulations compliant.

Architectural Perspective

The design has been carefully considered to ensure the agricultural and ancillary character has been preserved.

Wiltshire Local Plan Policy H4

The development has been designed for the family to maintain a close connection with Reybridge farm and the family business enterprise. This helps to improve surveillance and security of the estate.

Core Policy 57

Special regard has been paid towards the building layout, built form, mass and scale, extensions have been omitted to retain scale as existing.

Core Policy 58

The design will ensure that all significant historic assets listed within the heritage statement will be protected and conserved, the king post trusses and other visible structural timbers will undergo preservation and restoration treatment using certified heritage methods to enhance their appearance.

Planning History

A previous planning and listed building application was submitted in 2024 under application references: PL/2024/04056, PL/2024/04525, which included extensions to the existing stable at the East and West ends of the building. Following comments from both this application and the subsequent planning appeal the extensions have been omitted from the amended design proposals for resubmission under a new planning and listed building application.

5.5 Ecology

Following the second Bat survey assessment on the 20th September 2023 by Ellendale Environmental, a third survey on the 18th July 2024 has been completed, which also concluded no bats were present and the building remains a low roost suitability. No further surveys have been recommended.

As recommended by Ellendale Environmental, as part of biodiversity enhancement plan, bat boxes have been placed on the site boundary to create roosting opportunities for bat species.

A variety of trees and shrubs will be planted for birds to congregate and nest, interspersed with flowering foliage to attract bees and butterflies.

5.7 Flood Risk & Drainage

The proposed development does not sit within a flood risk zone. Drainage from the site will be much improved following the removal of the vast concrete hard stand on the front driveway which with a locally sourced compacted permeable gravel.

A drainage strategy for capturing surface water will be incorporated which includes provision for new heritage style rainwater goods to all new and existing eaves to run into new retention chambers..

Provision for a new sewage treatment plant located to the south west corner of the site will serve the new dwelling.

The south facing garden will have a grass lawn with an area of raised beds for growing fruit and vegetables, Various plant and shrub species will be incorporated along the boundary to encourage foraging Bats and Swallows.

6.0 PROPOSED DESIGN

6.1 Aim

The development seeks planning approval to convert the existing stables into a dwelling for members of the family, currently working on the farm, to live within close proximity of their work.

6.2 Use

The stable has been historically used to keep horses, but due to its deteriorating condition has become less used. To prevent the building from falling into further disrepair the owners have proposed a change of use to residential which will help to preserve the historic building fabric for future generations to enjoy.

6.3 Scope of works

Renovation of the existing stables into a 3 bedroom dwelling house.

6.4 Area

The total gross internal area of the existing site properties is 170sqm. Proposals seek to omit the existing outbuilding and line the internal stone walls to form a new total gross internal area of 137.6sqm.

6.5 Scale

Proposals seek to remove the existing stable outbuilding - of no heritage value - and convert the existing stables.

There will therefore be no alteration to the scale of the existing stable block.

Extensions formed within the previous planning applications have been omitted in response to planners comments from the previous planning submission ref. PL/2024/04056 and PL/2024/04525, along with comments from the subsequent planning appeal ref. APP/Y3940/W/25/3366545.

6.6 Layout

The layout is formed around existing fabric, using the rhythm of the existing structure to form the partitions and divide spaces.

The layout has been kept to a single storey to retain a low profile and stepped ridge.

Proposals seek to provide a 3 bedroom dwelling with open plan kitchen and living area.

6.7 Landscaping

Landscaping will be integrated into the context of the site and where possible enhance biodiversity and encourage foraging Bats, Swallows and other wildlife - refer to Proposed Site Plan for details.

6.8 Appearance

The dwelling has been designed both internally and externally in a sensitive manner that preserves all key historic characteristics as far as possible. The design allows the building's form to be recognised as a periodic agricultural stable while giving it a new lease of life as a modern 21st century, energy efficient, family home.

6.9 Materiality

A simple mixed palette of traditional and modern materials have been chosen to compliment the distinctiveness of the local character. Particular attention has been given to the materiality to ensure it blends in perfectly with its surroundings and does not detract from the local setting. The appearance, including brightness/dullness and reflective characteristics of materials have been carefully chosen which takes into consideration views of the northern pastures from Lacock estate. The Proposal will provide the opportunity to remove unsympathetic existing materials such as the unattractive modern concrete breeze blocks and introduce a timber clad wall and Double Roman roof tiles to the north and south elevations which will help to restore its original historic character.

6.10 Sustainability

The development has been designed using a fabric first approach, high levels of insulation and high quality construction techniques will ensure it maintains a low heating demand through winter whilst avoiding overheating in summer through use of high quality insulation, and building techniques. Local materials and products with low carbon embodied energy will be sought where possible. The family will aim to reduce its oil demand by introducing solar panels that will generate on site electricity teamed with air source pumps (powered by the pv panels) to be used for heating and cooling the internal air and water supply. Sections of the concrete driveway will be replaced with natural permeable surface to increase ground filtration and reduce surface runoff onto the road. Rainwater from the roof will be collected from and stored using water butts to be used for watering garden plants and vegetation. Improvements to the existing retention measures will further reduce concentrated levels of surface runoff during periods of heavy rain. An EV charging point for electric vehicles will serve the dedicated parking bays.

6.11 Access

Access to the site from the highway will remain unchanged, the driveway will be greatly improved by the creation of 3 defined parking bays with room for on-site turning of vehicles. The introduction of a series of fully glazed French doors will provide fluent and effortless access to all parts of the building.

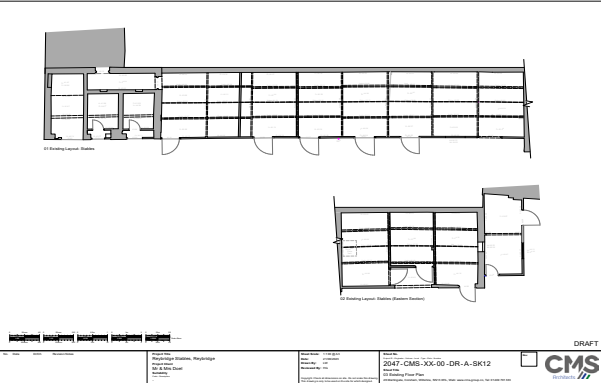
6.12 Security

The layout has been designed to maximise natural surveillance over the property so that all parts of the building can be surveyed with views over the entrance to monitor incoming traffic and the arrival of guests. High quality multi point locking systems will be installed on all doors with key locks to windows.

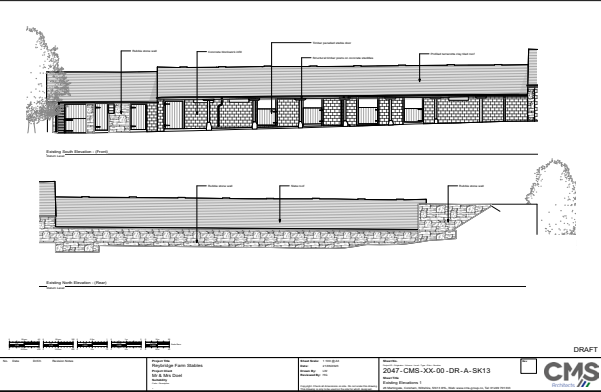
6.13 Images

The images on page 13 show the evolution of proposals from pre-ap and previous planning and listed building submission to the amended planning application we now seek to submit omitting extensions.

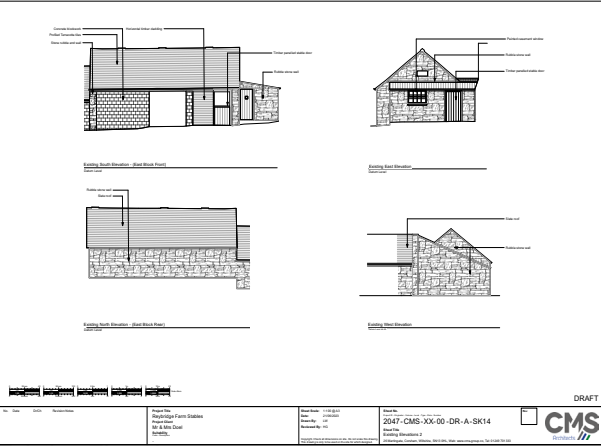
Existing Stables



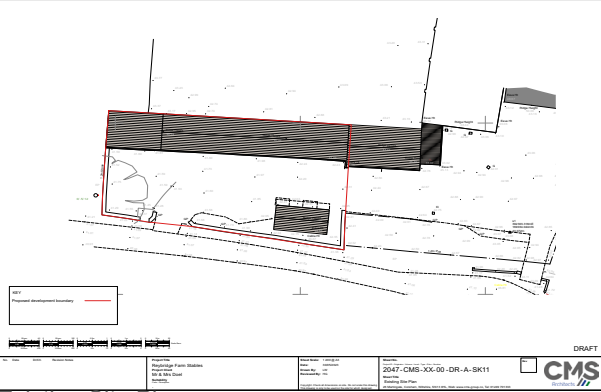
Existing Floor Plan



Existing Elevations

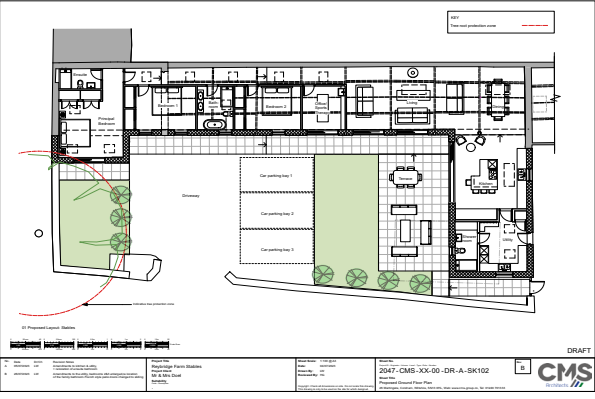


Existing Elevations

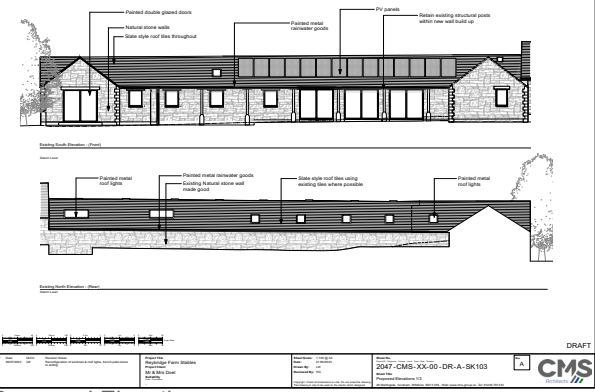


Existing Site Plan

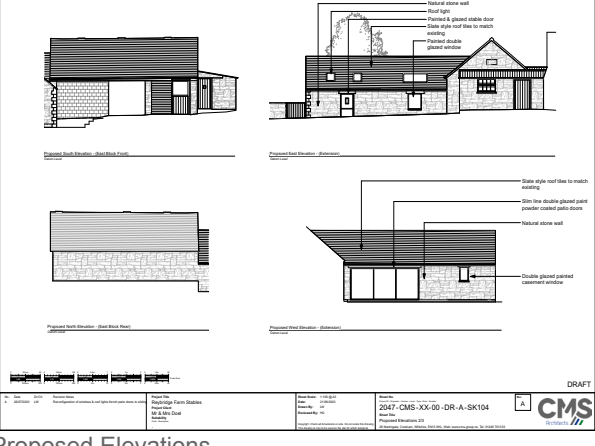
Pre Application Proposals



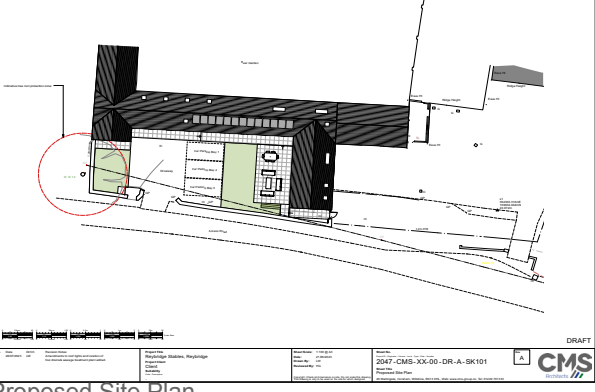
Proposed Plan



Proposed Elevations

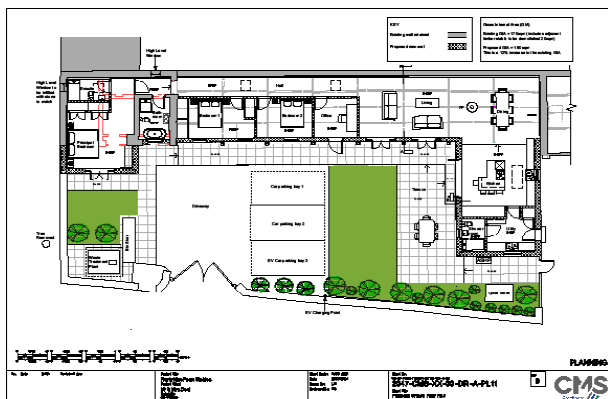


Proposed Elevations

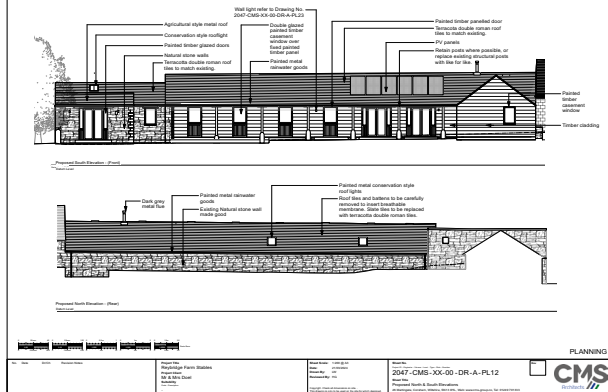


Proposed Site Plan

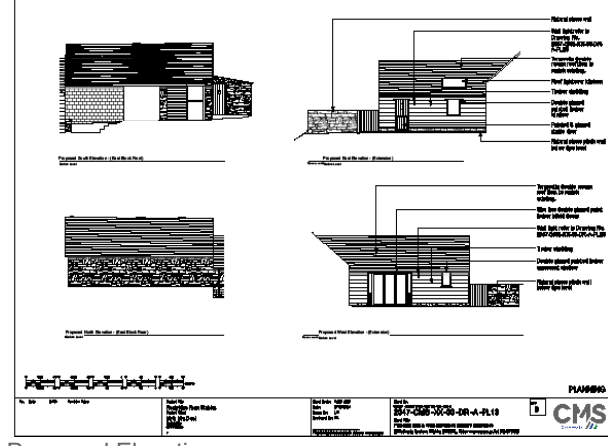
Planning Submission Ref. PL/2024/04525



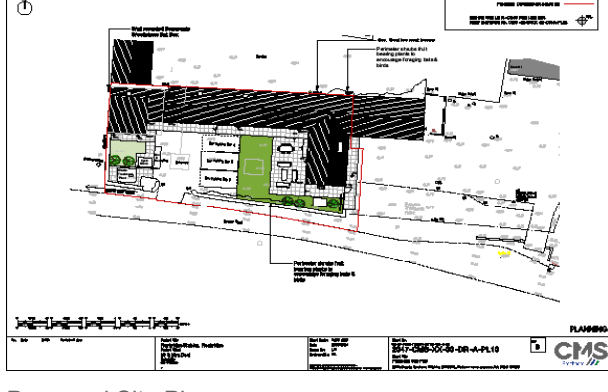
Proposed Plan



Proposed Elevations

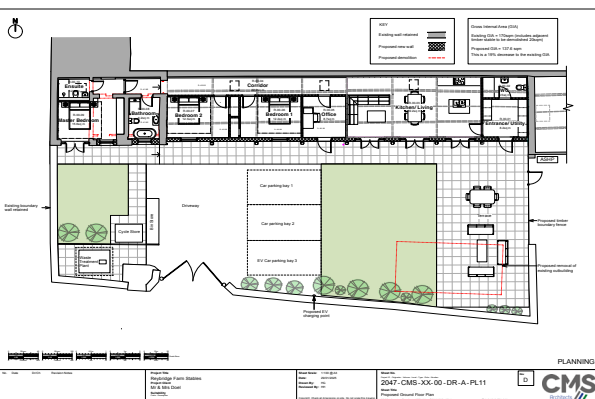


Proposed Elevations

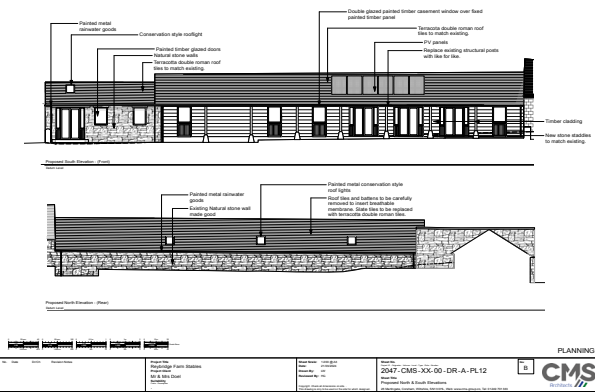


Proposed Site Plan

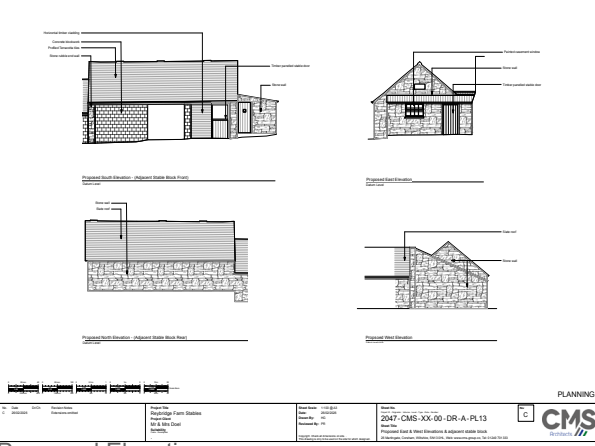
Planning Proposals



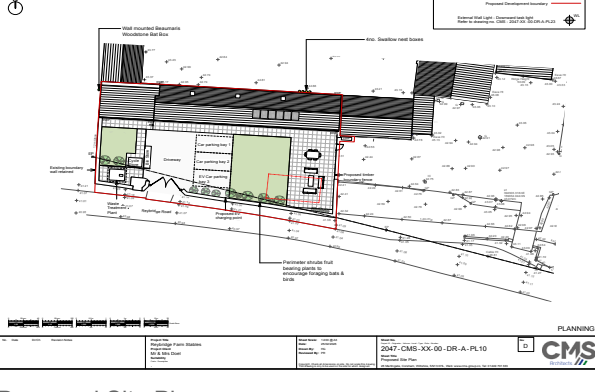
Proposed Plan



Proposed Elevations



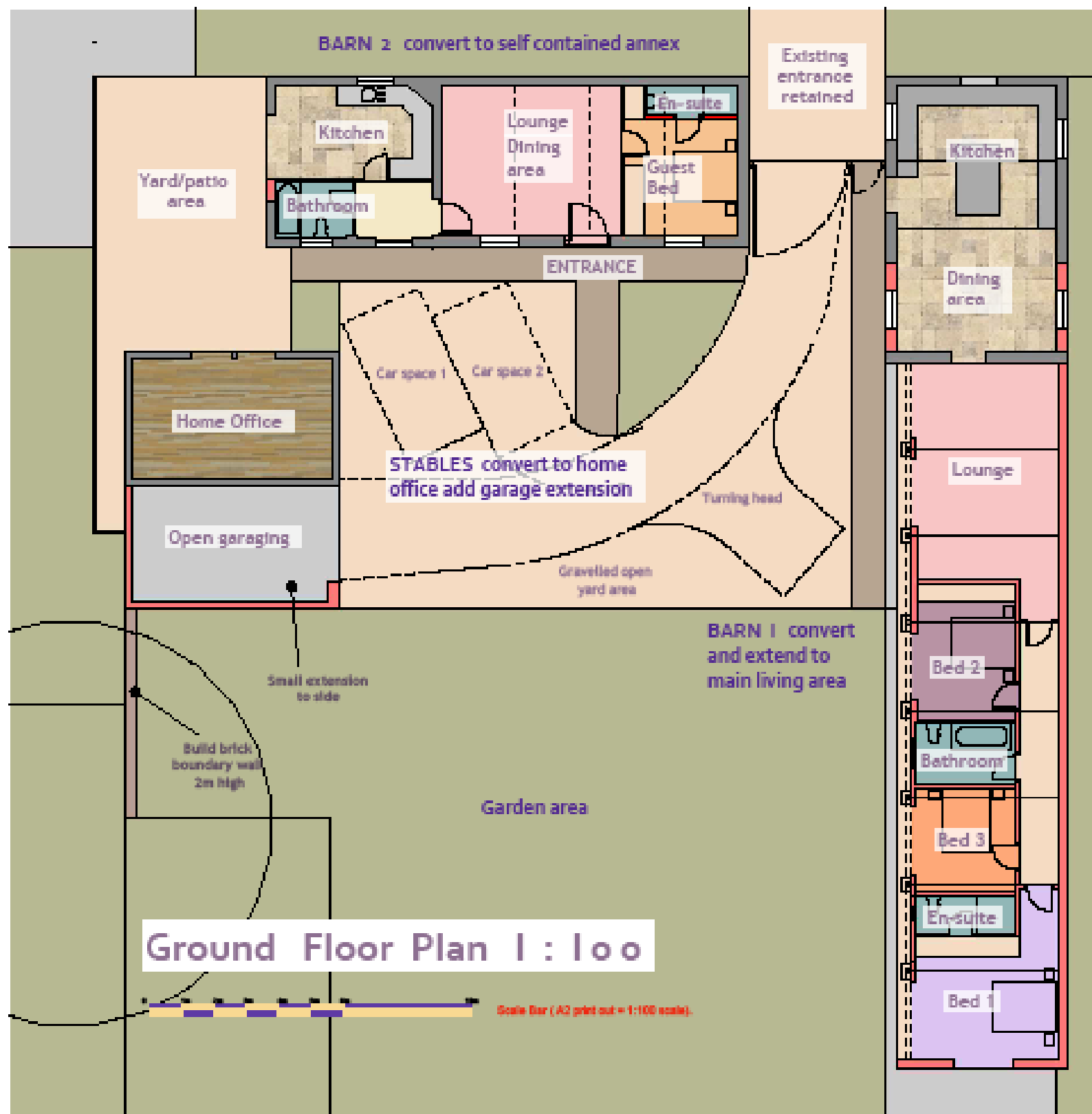
Proposed Elevations



Proposed Site Plan

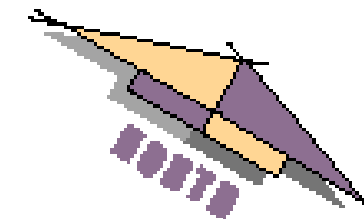
7.0 ADDITIONAL INFORMATION

PROPOSED CONVERSION OF OUTBUILDINGS, LITTLE SMITHCOTT FARM, BRINKWORTH ROAD, DAUNTSEY, WILTS.



Precedents

This is a similar scheme where a much more expansive single storey extension to a listed barn has been granted which can be seen from the public highway.



PROPOSED CONVERSION OF OUTBUILDINGS

CHARLES MANNING
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PROJECT: PROPOSED BARN CONVERSION SCHEME:
LITTLE SHITHOOT FARM, BRINKWORTH ROAD, BAUNTSLEY, WILTS

DRAWING No:- 9/02 CAM/2020/3; REV A **DATE:** JUNE 2021

SCALE:- FLOOR PLANS 1:100

CHARLES MANNING ARCHITECTURAL & PLANNING CONSULTANT, 1ST FLOOR, THE GRANGE, CHIFFINGHAM, WILTS SN1 1EX. TEL: 01463 834011. EMAIL: INFO@CHARLESMANNING.CO.UK. WEBSITE: WWW.CHARLESMANNING.CO.UK. DRAWING NO. 9/02 CAM/2020/3; REV A. DATE: JUNE 2021. PROJECT: PROPOSED BARN CONVERSION SCHEME, LITTLE SHITHOOT FARM, BRINKWORTH ROAD, BAUNTSLEY, WILTS. SCALE: FLOOR PLANS 1:100.

REVISED SCHEME



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