

M I C H A E L I S
B O Y D .

PROJECT

The Kennels

Spye Park,
Chippenham,
Wiltshire,
SN15 2PR

STAGE

Planning Application

ISSUE DATE

June 2026

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Design & Access Statement

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01. Introduction

1.1 Purpose of the Document

This Design & Access Statement has been prepared to accompany a full planning application to Wiltshire Council for development at Spye Park, Chippenham, Wiltshire, SN15 2PR.

With this report, we seek to present our ideas and proposals to date and demonstrate the primary objective of enhancing the site and existing buildings, in both appearance and function.

The Design & Access Statement is to be read alongside the following key documents:

- All accompanying architectural drawings by Michaelis Boyd
- The Planning Statement prepared by LPC Trull Ltd.
- Ecology Appraisals by Arbtech
- Arboricultural Report by Arbtech

We look forward to discussing the proposals and working together to bring this project to life.

1.2 Project Overview

The design proposal for The Kennels can be summarised as follows;

- The sensitive renovation of The Kennels and The Puppy Kennels, and sympathetic replacement of The Stables, to provide guest accommodation.
- Landscaping works to improve site biodiversity and setting.

Michaelis Boyd have been appointed to develop the architectural elements within the project. These have been designed with careful consideration of context to create a proposal which complements and enhances the existing dwelling and overall site.

1.3 Project Team

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Michaelis Boyd

Architects

LPC (Trull) Ltd

Planning Consultant

Arbtech

Ecology Consultant
Arboricultural Consultant

Ed Brooks

Landscape Architect

2.0 The Site

2.1 Location

The site, highlighted in red on the accompanying plan, is located within Spye Park to the south of Chippenham, at the address: Spye Park, Chippenham, Wiltshire, SN15 2PR. The site is situated within a rural estate setting, outside of any defined settlement boundary, and forms part of the wider historic parkland of Spye Park.

The site comprises of land set within a well-established landscape of parkland and managed grounds. It benefits from a relatively secluded setting, typical of a historic estate, with limited immediate vicinity, aside from those associated with Spye Park and under the ownership of the applicant.

None of the existing properties within the application site are listed, nor are they in close proximity to structures where development would impact upon listed buildings. However, the site does fall within the Grade II Registered Park and Garden of Spye Park, reflecting its significance as a designated historic landscape. The site is also immediately adjacent to Spye Park Site of Special Scientific Interest (SSSI) and areas of ancient woodland priority habitat, although the application site itself lies over 15m outside of the SSSI designation.

The site is not located within or near a Conservation Area or World Heritage Site. No public rights of way pass through the site. A footpath is located to the south-west, along the access drive leading to the western fields. The site lies within open countryside and falls under the jurisdiction of Wiltshire Council.

Site



2.0 The Site

2.2 Existing Site

This application relates to three existing buildings within the site. The principal structure is a modest two-storey red brick building, which is currently disused. The ground floor was historically used for dog kennels, with the first floor providing accommodation for a dog handler.

To the north of the Kennels building is a timber stable with a corrugated metal roof. To the east is a smaller brick structure with a clay tile roof, that was previously used as puppy kennels.

The remainder of the site comprises of farm roads that provide access between the buildings and ancillary farm buildings that will be softened from view with planting.

These are set within the wider parkland context of Spye Park. The three buildings in this application are utilitarian in nature, exhibiting a mix of materials and are in varying states of repair, which contribute to an overall informal appearance.

-
- | | |
|----|--|
| 01 | The Kennels |
| 02 | The Stables |
| 03 | The Puppy Kennels |
| 04 | Barn - not included in scope of application |
| 05 | Ancilliary Farm Buildings - not included in scope of application |



2.0 The Site

2.3 Existing Site Photos

- 1 View looking towards the entry to The Kennels from the driveway.
- 2 View looking towards the back of The Kennels.
- 3 Front view of The Stables, taken from the entry of The Kennels.
- 4 Corner view of The Stables.
- 5 Front west view of The Puppy Kennels
- 6 Front east view of The Puppy Kennels



2.0 The Site

2.3 Existing Site Photos - Materials

The images opposite illustrate the palette of existing materials on site. The Kennels and The Puppy Kennels are constructed in red brick with clay tile roofs. The Kennels are laid in Flemish bond, while The Puppy Kennels are laid in stretcher bond.

The Stables are clad in weathered black-painted horizontal timber boarding and covered by a corrugated metal roof, both of which are in a poor and deteriorating condition. A nearby barn structure features vertical timber cladding.

The ad-hoc agricultural usage of the buildings is also reflected in the immediate landscape within and surrounding the curtilage. A mixture of hard surfaces dominated by crushed and compacted aggregates and large patches of impermeable rough cast concrete. These spaces are characterized by a lack of grass, shrubs and trees, offering little ecological benefit.

The landscape of the buildings and corresponding hardstandings form a derelict eyesore within the surrounding landscape of trees, hedges, fields and woodlands. These hard materials with limited vegetation form a heat island, preventing water absorption during rainfall.

There is great potential to break up the hard standing and reintroduce biodiverse planting and bring nature back into and around the buildings.

- 1 + 2 The Kennels in red brick with clay roof tiles.
- 3 + 4 The Puppy Kennels in red brick with clay roof tiles.
- 5 Nearby vertically clad timber barn
- 6 Stables with painted horizontal timber cladding and a corrugated tin roof.



3.0 The Design Proposal

3.1 Design Brief and Vision

Michaelis Boyd were appointed to maximise the opportunities presented by the disused, mixed-use farm buildings on the client's property. This proposal seeks to sensitively renovate and repurpose the existing buildings to form two guest houses, retaining and responding to their current forms and character.

The buildings have evolved over time in an ad hoc manner, resulting in a fragmented arrangement. The proposal will create a more cohesive and functional guest accommodation facility.

The Kennels will be renovated to provide accommodation to an appropriate modern standard, while The Stables, which are in a poor state of repair and not capable of reuse without substantial reconstruction, will be replaced with a new building of the same scale and character. The only extension proposed is a kitchen conservatory to The Kennels, designed to remain subservient to the original structure.

The Puppy Kennels will also be repurposed to provide ancillary wellness facilities, including a steam, sauna, and cold plunge for the use of guests.

The facility is intended for private guest use only and will not be operated as a venue for public or large-scale events.

- 1 The Kennels
- 2 The Stables
- 3 The Puppy Kennels



Note:
Refer to **4.0 Landscape and Ecology** for complete landscape design by Ed Brooks, Landscape Architect.

3.0 The Design Proposal

3.2 Materiality and Form

The Kennels and The Puppy Kennels will largely retain their existing external materials of red brick walls and clay tile roofs. These will be repaired and reinstated where necessary. New doors and windows will be introduced in timber as per the original buildings.

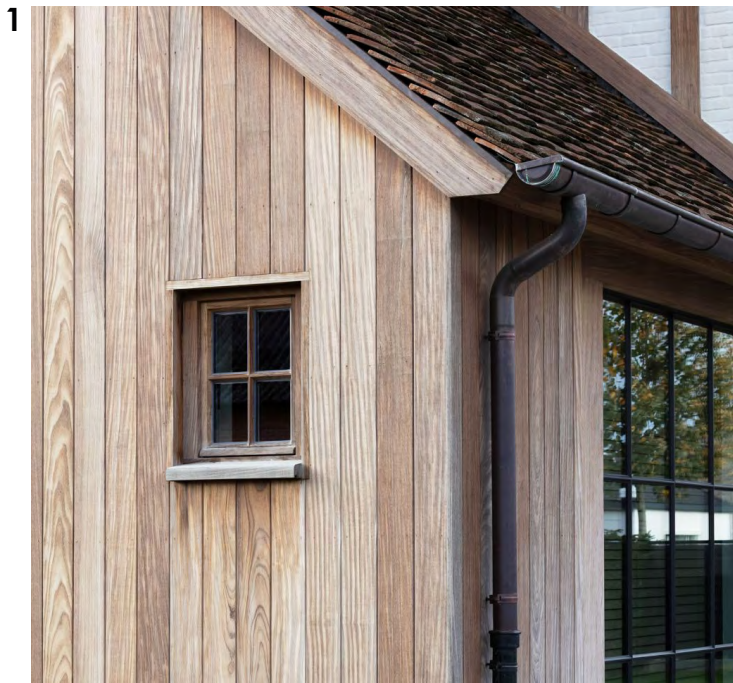
Crittall-style doors will be installed to the Puppy Kennels, in a similar style to the heritage-style steel framing proposed for the conservatory extension in the Kennels. Proposed rooflights will be in the conservation style.

A 16m² kitchen conservatory extension is proposed to The Kennels. This addition is modest in scale and designed to sit alongside the existing structure. A glass verandah with heritage-style steel framing is also proposed off the living areas and northern elevations, providing covered external space and access to the proposed garden.

The Stables existing structure is in a poor state of repair and is not capable of being reused without substantial reconstruction. As a result, it is proposed to replace the structure with a new building of the same scale, form, and arrangement of door and window openings.

- 1
- Reference image of vertical timber cladding with clay tile roof.
- 2
- Reference image of conservatory extension.
- 3
- Reference image of glass and steel verandah additions.

The Stables will be finished in vertical timber cladding with a clay tiled roof, strengthening its relationship with the other historic buildings within the farmstead. Its scale, form and materials will maintain the historic character of the site.



3.0 The Design Proposal

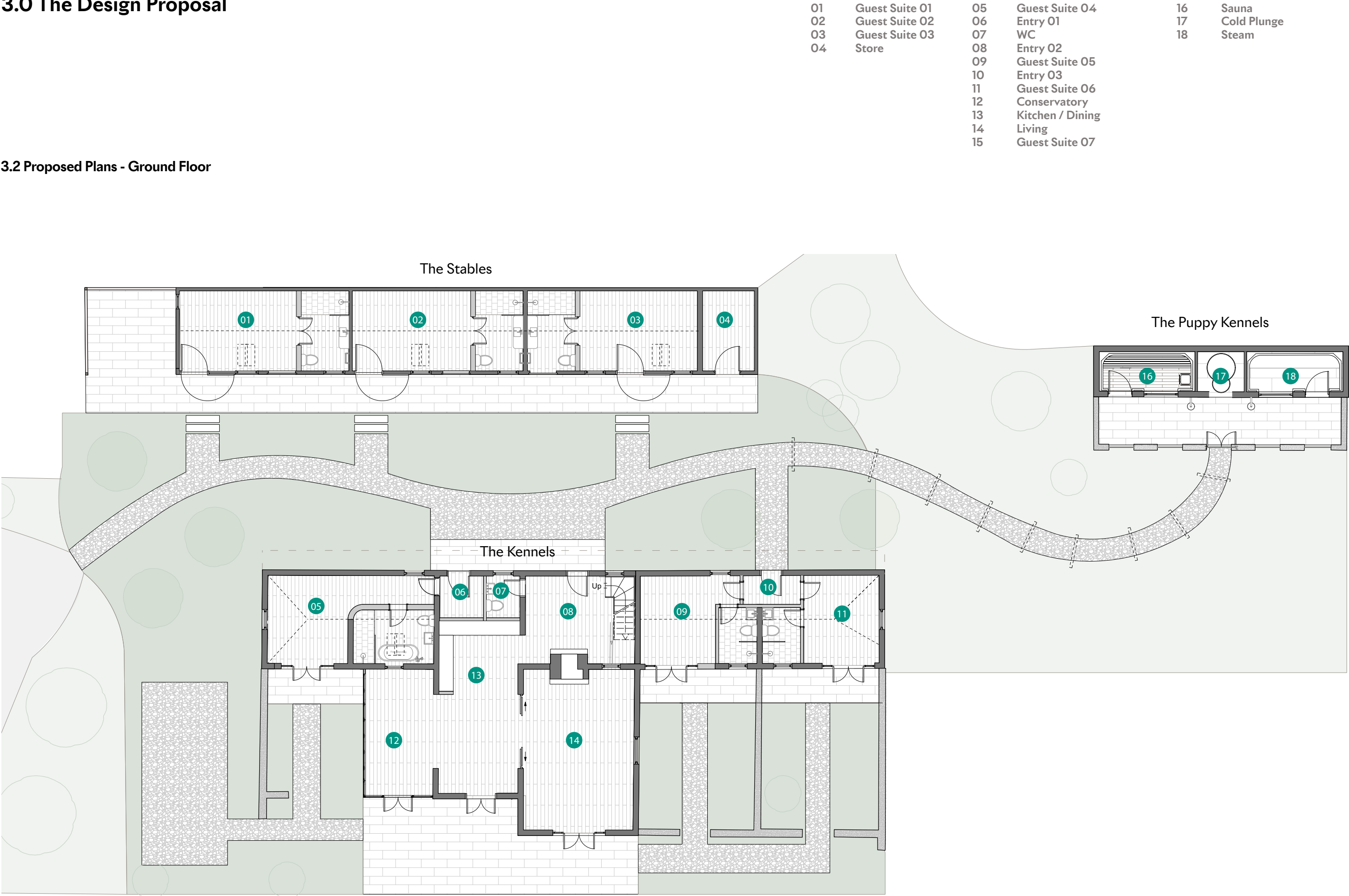
3.2 Proposed Plans - Site Layout

- 1 The Kennels
- 2 The Stables
- 3 The Puppy Kennels



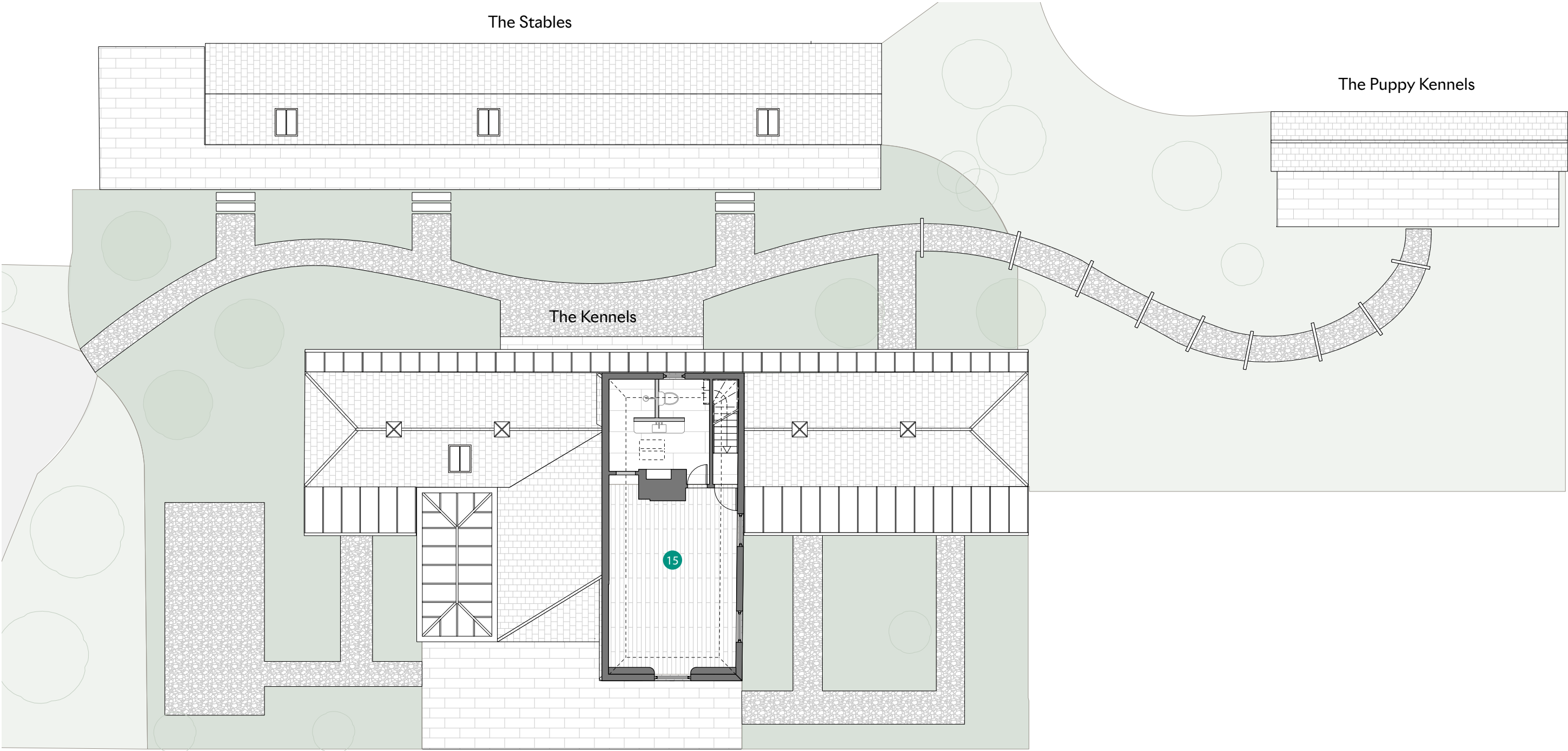
3.0 The Design Proposal

3.2 Proposed Plans - Ground Floor



3.0 The Design Proposal

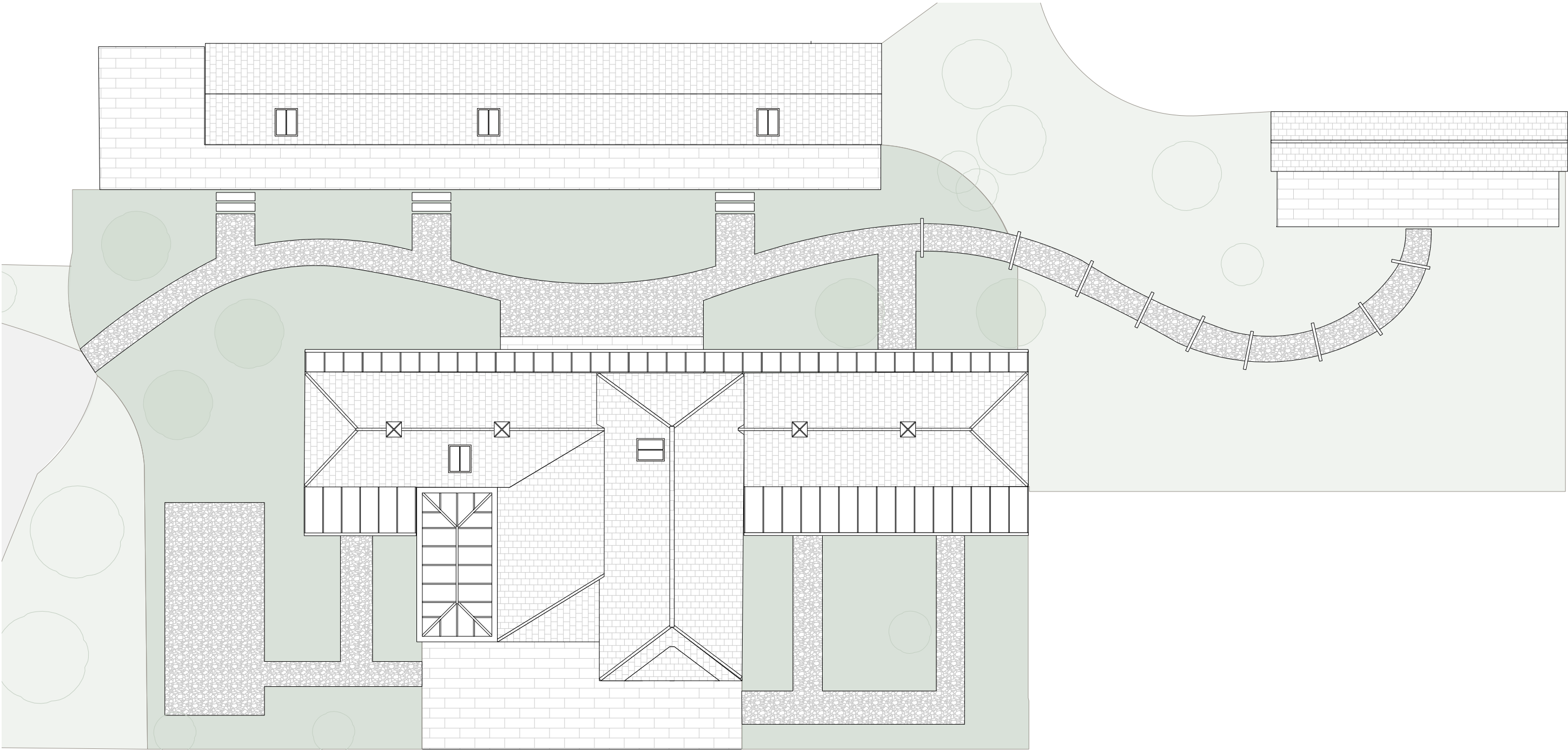
3.2 Proposed Plans - First Floor



01	Guest Suite 01	05	Guest Suite 04	16	Sauna
02	Guest Suite 02	06	Entry 01	17	Cold Plunge
03	Guest Suite 03	07	WC	18	Steam
04	Store	08	Entry 02		
		09	Guest Suite 05		
		10	Entry 03		
		11	Guest Suite 06		
		12	Conservatory		
		13	Kitchen / Dining		
		14	Living		
		15	Guest Suite 07		

3.0 The Design Proposal

3.2 Proposed Plans - Roof Plan



3.0 The Design Proposal

3.2 Proposed Plans - Elevations



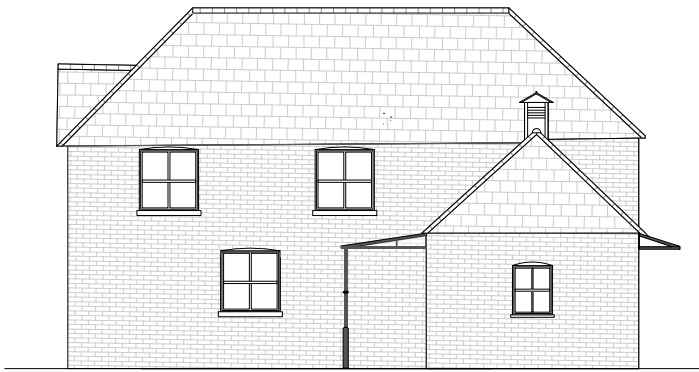
Proposed Northerly Elevation
Scale: 1:100



Proposed Westerly Elevation
Scale: 1:100



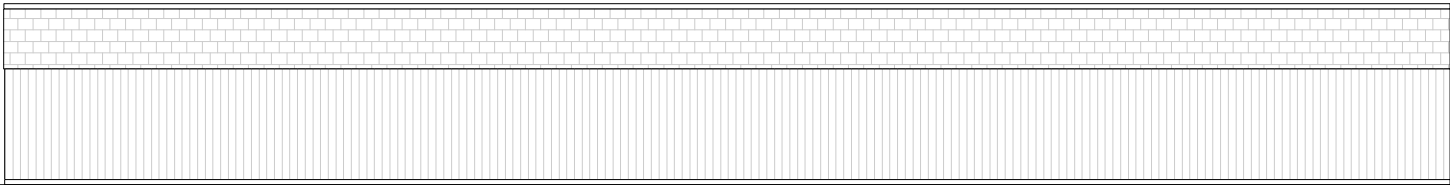
Proposed Southerly Elevation
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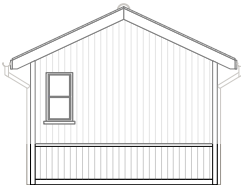
Proposed Easterly Elevation
Scale: 1:100

3.0 The Design Proposal

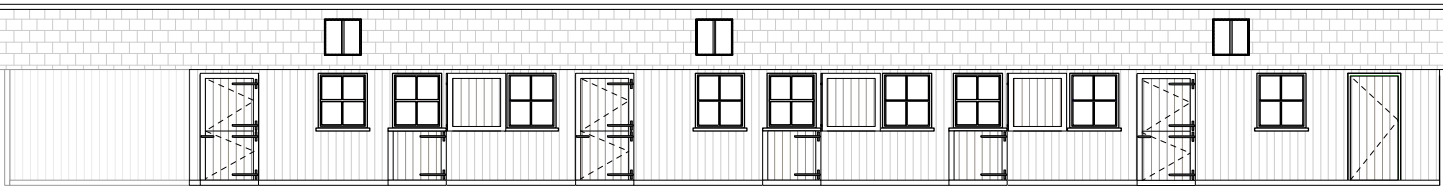
3.2 Proposed Plans - Elevations



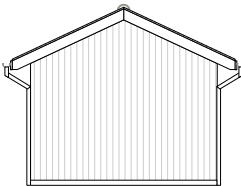
Proposed Northerly Elevation
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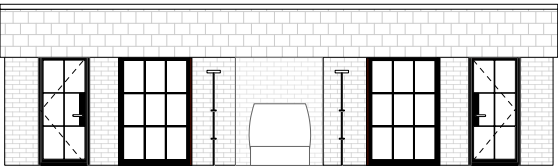
Proposed Easterly Elevation
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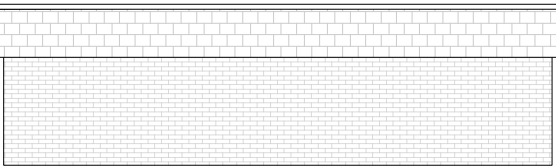
Proposed Southerly Elevation
Scale: 1:100



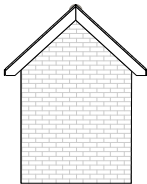
Proposed Westerly Elevation
Scale: 1:100



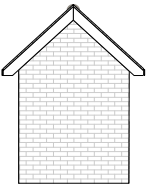
Proposed Northerly Elevation
Scale: 1:100



Proposed Northerly Elevation
Scale: 1:100



Proposed Northerly Elevation
Scale: 1:100



Proposed Northerly Elevation
Scale: 1:100

4.0 Landscape and Ecology

4.1 Landscape Approach

The landscape approach at The Kennels is to break up the hardstandings and concrete yards to bring the natural habitats of the surrounding countryside back into and around the buildings, enhancing the connection to the local landscape.

The existing driveway and hardstanding for parking will be removed and replaced with a much reduced driveway providing access to the existing barn and a separate arrival point for the guesthouses. The permeable surface will be softened by shrubs and trees, wildflower verges and climbers on the walls.

The space between the stables and The Kennels will form a soft courtyard, with herbaceous planting and shrubs broken only by small informal pathways leading to the entrance of each guest suite.

Trees and shrubs will be planted at the entrance to The Kennels to help screen the existing farm buildings from the wider landscape whilst also improving views from the guest accommodation.

Run-off from paving and water from the various building roofs will be collected in rainwater butts and tanks and allowed to seep into the borders providing attenuation during and after heavy rainfall. This will also provide water for irrigation during the early establishment.

The planting proposals offer structural diversity through:

- Meadow with wildflowers as grass verges.
- Shrub planting with herbaceous plants.
- Proposed trees to provide higher canopy layers.
- Retained existing trees on the site boundaries.
- Climbing plants to building facades.

Planting associations have been chosen to provide high biodiversity, the species include many British natives and plants of high ecological benefit with a focus on:

- Nectar.
- Resilience to disease and pests.
- Colour, form and texture through extended seasons.
- Fruits.
- Shelter through the seasons from a mix of deciduous and evergreen plants.
- Resilience to the challenges of climate change, such as waterlogging and drought.
- An emphasis on nature and greenery to provide wellbeing and mental health benefits.

The choice of materials has been carefully decided to provide environmental benefits and to enhance the setting:

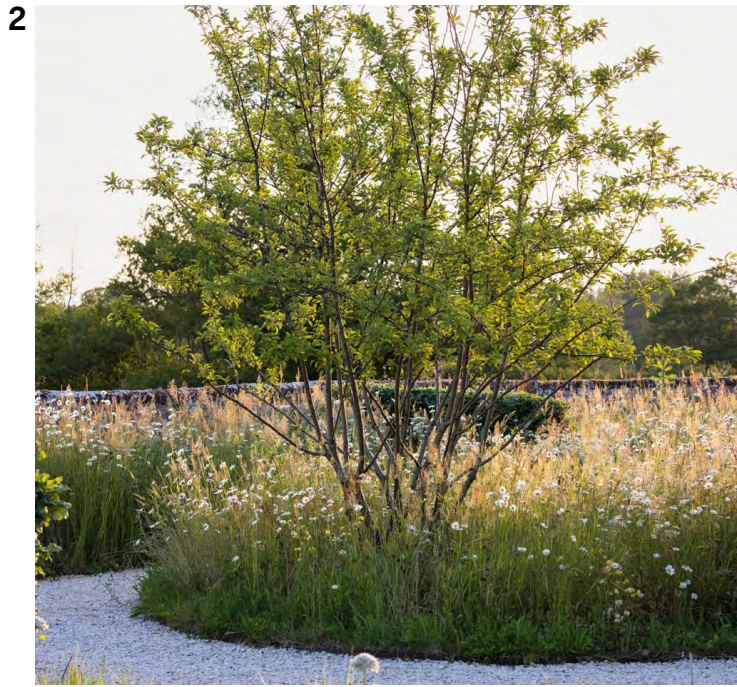
- Reusing materials on site where possible to minimise transport out of old materials, and transport in of new materials.
- Maximising the percentage of planting beds to paved surfaces to reduce the amount of materials required.
- Choosing materials with low carbon footprints such as reclaimed and reused materials.
- Reducing the need for concretes and cements.
- Vehicular areas to incorporate permeable local aggregates.
- Reclaimed and high quality natural materials to complement the historic fabric of the buildings.

- 1

Reference image of hoggin pathways and reclaimed stone paving.
- 2

Reference image of new tree planting.
- 3

Reference image of existing planting on the property.



4.1 Proposed Landscape Plan

The map illustrates a farm complex with several buildings and outdoor areas. Key features include:

- Buildings:** HAY BARN, STABLES, MAIN KENNELS, PUPPY KENNELS, GARAGE, storage, WC/GARAGES, and a concrete wall.
- Outdoor Areas:** grass (overgrown), grass, gravel, and a mixed woodland area (not surveyed).
- Boundaries and Features:** ditch, ditch continues, post and rail fence, concrete wall, gully, and a concrete wall.
- Proposed Development:** A green hatched area representing a proposed development or boundary.
- Spot Heights and Contours:** Numerous spot heights (e.g., 112.702, 112.701, 112.699, 112.697, 112.695, 112.693, 112.691, 112.689, 112.687, 112.685, 112.683, 112.681, 112.679, 112.677, 112.675, 112.673, 112.671, 112.669, 112.667, 112.665, 112.663, 112.661, 112.659, 112.657, 112.655, 112.653, 112.651, 112.649, 112.647, 112.645, 112.643, 112.641, 112.639, 112.637, 112.635, 112.633, 112.631, 112.629, 112.627, 112.625, 112.623, 112.621, 112.619, 112.617, 112.615, 112.613, 112.611, 112.609, 112.607, 112.605, 112.603, 112.601, 112.599, 112.597, 112.595, 112.593, 112.591, 112.589, 112.587, 112.585, 112.583, 112.581, 112.579, 112.577, 112.575, 112.573, 112.571, 112.569, 112.567, 112.565, 112.563, 112.561, 112.559, 112.557, 112.555, 112.553, 112.551, 112.549, 112.547, 112.545, 112.543, 112.541, 112.539, 112.537, 112.535, 112.533, 112.531, 112.529, 112.527, 112.525, 112.523, 112.521, 112.519, 112.517, 112.515, 112.513, 112.511, 112.509, 112.507, 112.505, 112.503, 112.501, 112.499, 112.497, 112.495, 112.493, 112.491, 112.489, 112.487, 112.485, 112.483, 112.481, 112.479, 112.477, 112.475, 112.473, 112.471, 112.469, 112.467, 112.465, 112.463, 112.461, 112.459, 112.457, 112.455, 112.453, 112.451, 112.449, 112.447, 112.445, 112.443, 112.441, 112.439, 112.437, 112.435, 112.433, 112.431, 112.429, 112.427, 112.425, 112.423, 112.421, 112.419, 112.417, 112.415, 112.413, 112.411, 112.409, 112.407, 112.405, 112.403, 112.401, 112.399, 112.397, 112.395, 112.393, 112.391, 112.389, 112.387, 112.385, 112.383, 112.381, 112.379, 112.377, 112.375, 112.373, 112.371, 112.369, 112.367, 112.365, 112.363, 112.361, 112.359, 112.357, 112.355, 112.353, 112.351, 112.349, 112.347, 112.345, 112.343, 112.341, 112.339, 112.337, 112.335, 112.333, 112.331, 112.329, 112.327, 112.325, 112.323, 112.321, 112.319, 112.317, 112.315, 112.313, 112.311, 112.309, 112.307, 112.305, 112.303, 112.301, 112.299, 112.297, 112.295, 112.293, 112.291, 112.289, 112.287, 112.285, 112.283, 112.281, 112.279, 112.277, 112.275, 112.273, 112.271, 112.269, 112.267, 112.265, 112.263, 112.261, 112.259, 112.257, 112.255, 112.253, 112.251, 112.249, 112.247, 112.245, 112.243, 112.241, 112.239, 112.237, 112.235, 112.233, 112.231, 112.229, 112.227, 112.225, 112.223, 112.221, 112.219, 112.217, 112.215, 112.213, 112.211, 112.209, 112.207, 112.205, 112.203, 112.201, 112.199, 112.197, 112.195, 112.193, 112.191, 112.189, 112.187, 112.185, 112.183, 112.181, 112.179, 112.177, 112.175, 112.173, 112.171, 112.169, 112.167, 112.165, 112.163, 112.161, 112.159, 112.157, 112.155, 112.153, 112.151, 112.149, 112.147, 112.145, 112.143, 112.141, 112.139, 112.137, 112.135, 112.133, 112.131, 112.129, 112.127, 112.125, 112.123, 112.121, 112.119, 112.117, 112.115, 112.113, 112.111, 112.109, 112.107, 112.105, 112.103, 112.101, 112.099, 112.097, 112.095, 112.093, 112.091, 112.089, 112.087, 112.085, 112.083, 112.081, 112.079, 112.077, 112.075, 112.073, 112.071, 112.069, 112.067, 112.065, 112.063, 112.061, 112.059, 112.057, 112.055, 112.053, 112.051, 112.049, 112.047, 112.045, 112.043, 112.041, 112.039, 112.037, 112.035, 112.033, 112.031, 112.029, 112.027, 112.025, 112.023, 112.021, 112.019, 112.017, 112.015, 112.013, 112.011, 112.009, 112.007, 112.005, 112.003, 112.001, 111.999, 111.997, 111.995, 111.993, 111.991, 111.989, 111.987, 111.985, 111.983, 111.981, 111.979, 111.977, 111.975, 111.973, 111.971, 111.969, 111.967, 111.965, 111.963, 111.961, 111.959, 111.957, 111.955, 111.953, 111.951, 111.949, 111.947, 111.945, 111.943, 111.941, 111.939, 111.937, 111.935, 111.933, 111.931, 111.929, 111.927, 111.925, 111.923, 111.921, 111.919, 111.917, 111.915, 111.913, 111.911, 111.909, 111.907, 111.905, 111.903, 111.901, 111.899, 111.897, 111.895, 111.893, 111.891, 111.889, 111.887, 111.885, 111.883, 111.881, 111.879, 111.877, 111.875, 111.873, 111.871, 111.869, 111.867, 111.865, 1

4.0 Landscape and Ecology

4.1 Proposed Landscape Plan

Drawn by Landscape Architect Ed Brooks



01. Landscape View



02. Landscape View

5.0 Conclusion

5.1 Summary

The proposals set out within this application have been carefully developed to respond to the unique character and constraints of the site at Spye Park. The design has evolved through a considered process, informed by the site’s historic setting, landscape context, and environmental sensitivities.

The design proposals have been guided by landscape, ecology and planning consultants who have provided ongoing advice to help shape the overall design approach.

The landscape has been designed by Ed Brooks, a qualified Landscape Architect, specialising in biodiverse habitat creation. The ecology consultants provided site appraisals, followed with bats surveys and newt eDNA sampling to inform a precautionary approach. Please refer to those accompanying documents.

The scheme seeks to sensitively repurpose a group of disused agricultural buildings, retaining their existing form and character while improving their appearance and functionality. By consolidating the buildings into a cohesive composition, the proposal enhances the overall quality of the site.

The design approach prioritises minimal intervention, with buildings remaining at their existing scale and only a small, subservient extension proposed. Material choices and detailing have been carefully considered to respect the site’s vernacular style and reinforce a consistent architectural language across the development.

Overall, the proposal delivers a low-impact, high-quality scheme that preserves and enhances the character of the site, while enabling its sustainable reuse as a small-scale guest accommodation. It is considered that the development represents an appropriate and sensitive response to its setting.

We look forward to progressing the project through the planning process.

PROJECT

The Kennels

Spye Park,
Chippenham,
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STAGE

Planning Application

ISSUE DATE

June 2026

Thank You

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