

Design and Access Statement

Guest Farm
Rixon Lane
Ashton Keynes
Wiltshire

Rev A

August 2026



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Contents

1. Introduction	3
2.1 Site Description	4
2.2 Site Photographs - Approach	5
2.3 Site Photographs - Existing Buildings	6
2.4 Site Analysis	7
2.5 Local Context	9
2.6 Conservation Area and Built Heritage	10
2.7 Local Character and Distinctiveness	11
3. Proposed Design Concept	12
4. Proposed Site Plan	13
5. Scale and Appearance	14
5.1 Scale and Appearance - Rixon Gate Street Scene	15
5.2 Scale and Appearance - Inner Street Scenes	16
5.3 Proposed Floor Plans & Elevations - House Type 1	17
5.4 Proposed Floor Plans & Elevations - House Type 2	18
5.5 Proposed Floor Plans & Elevations - House Type 3	19
5.6 Proposed Floor Plans & Elevations - House Type 4	20
7. Access	21
8. Sustainability	22
APPENDIX A - Tyack Architects Practice Profile	23

1. Introduction

This document is submitted on behalf of J West Developments Ltd and seeks the redevelopment of Guest Farm, Ashton Keynes to create a residential development of four detached homes. A new vehicular access into the neighbouring detached house is also included as part of the proposals.

The site consists of a tight conglomeration of modern agricultural barns of varying scale within a predominantly hard surfaced yard. It is located just outside the eastern edge of the Ashton Keynes settlement boundary and conservation area that runs along Rixon Gate.

The brownfield site has been redundant for some time and the applicant proposes to remove the unattractive redundant buildings and develop a high quality housing scheme to meet local housing need. They would like to replace the existing obsolete buildings with a grouping of energy efficient, modern family homes that respond sensitively to the special character of the site, by unifying the architectural language of the local context as well as the site’s agricultural history.

Background

The existing buildings are of low quality construction and employ cheap materials including concrete block, corrugated metal sheets and timber boarding which have degraded significantly over the years. The buildings include a tall dutch barn with lean-to located centrally which is surrounded by a series of single storey buildings with dual and mono-pitch roof styles as well as several low concrete dividing walls with metal gates and storage sheds. The site has no recent planning history and none of the buildings are listed, nor does it lie within a conservation area.

A pre-application response was received from Wiltshire Council in May 2025. The response was positive with regards the principle of development, although comments were received that expressed a desire to retain the agricultural character of the site as well as the existing access. The design has been amended since this meeting with a layout and design that reflects that of an evolving farmstead, and the existing access location has been retained. The design has also been amended to address comments received from the parish council, whom were engaged in November 2025.



Previous Site Layout - Pre-application



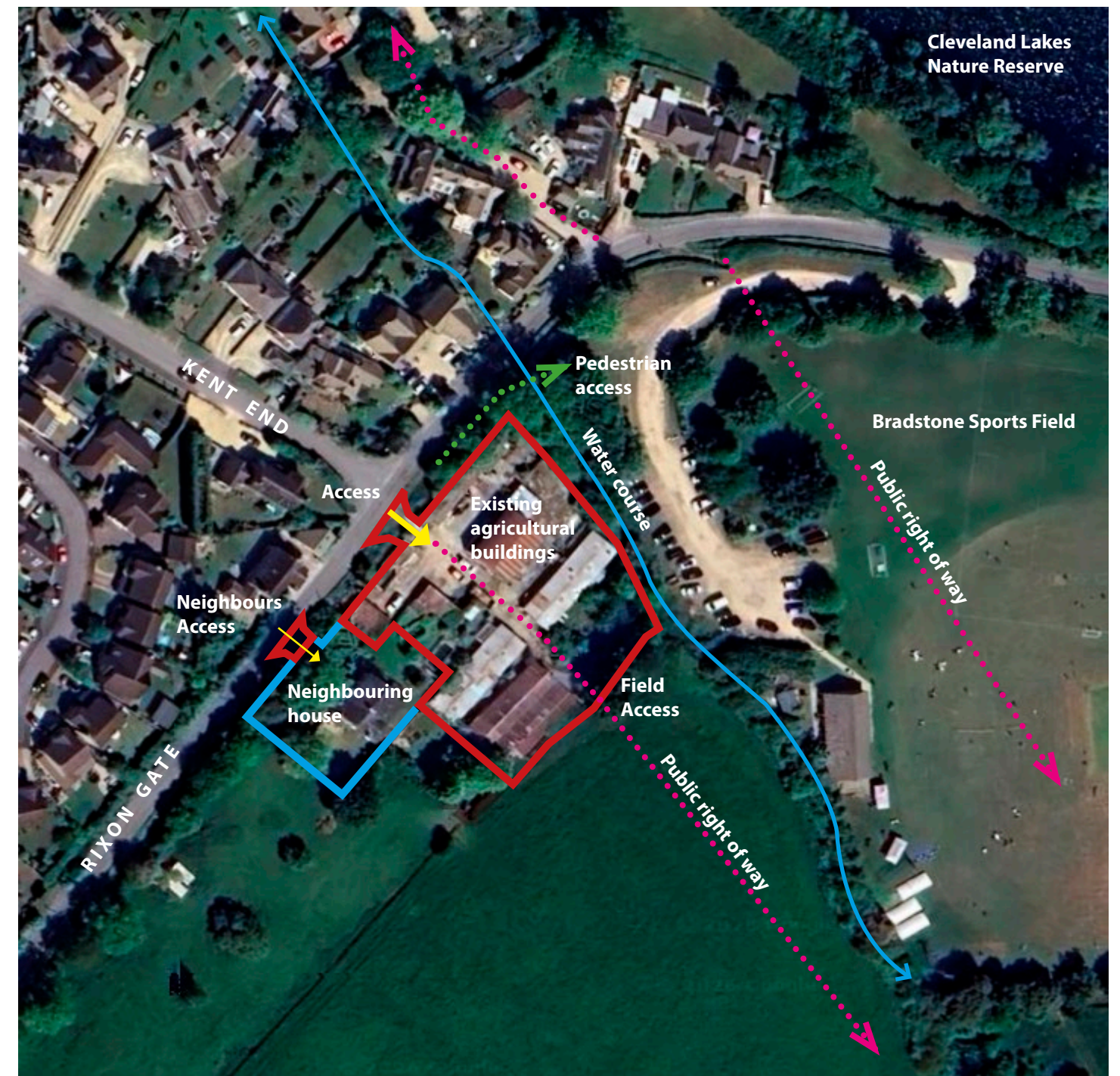
Aerial View - Location

2.1 Site Description

- The site is accessed off Rixon Gate at the junction with Kent End. Rixon Gate forms the boundary of the Ashton Keynes village settlement area and conservation area, and links it to the Cleveland Lakes Nature Reserve within the wider Cotswold Water Park Site of Specific Scientific Interest.
- The site's entrance at the termination of the long street of Kent End creates a strong axial relationship between the site and village. The site is bordered to the south west by a large detached house and to the north east by Bradstone playing field with its pavilion building and car park.
- The site lies on level ground with views out to the countryside to the south. There are views towards the site from the Thames Path public right of way that passes through the playing field, although these are screened by an existing row of mature trees and hedgerows along the existing water course to the north east boundary of the site.
- There is also an historic, but unused, public right of way from the access off Rixon Gate, through the centre of the site and out to the field. There is a pedestrian access to the playing field via a footpath and bridge just outside the northern boundary of the site.
- There are existing overhead cables to the north east boundary running parallel to the water course. There is also an overhead cable crossing the western corner of the site.
- The existing buildings on site are orientated with their long elevations facing Rixon Gate, and are perpendicular to the central access through the site that follows the axis of Kent End. The buildings are of low quality and suffering neglect creating an eye sore on the edge of the village.



Existing Site Plan



Aerial View - Site

2.2 Site Photographs - Approach



Looking north east along Rixon Gate towards site



Looking south west along Rixon Gate towards site



View of site from Bradstone Sports Field



View of site from Kent End



View of neighbouring house entrance



View into site from access off Rixon Gate

2.3 Site Photographs - Existing Buildings



View from centre of site towards access



View from centre of site towards open field to south



View of existing dutch barn



View of existing concrete block buildings

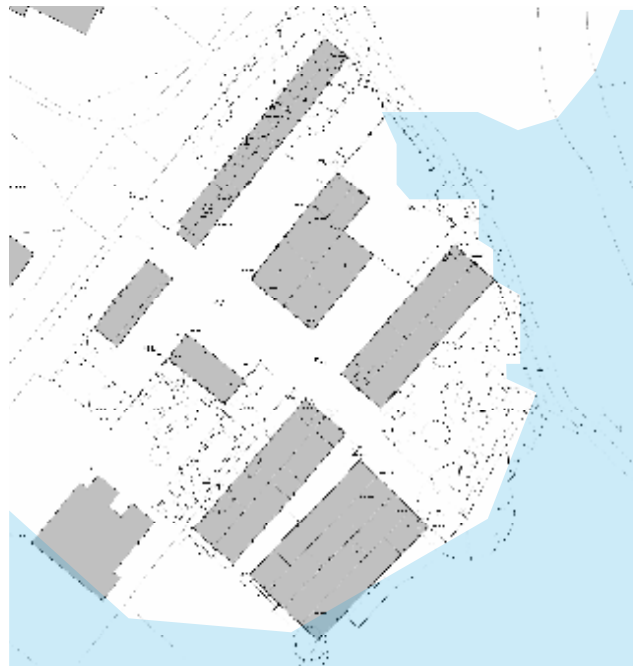


View of existing timber clad building

2.4 Site Analysis

Summary of Key Features

- The site terminates views along Kent End and is characterised by an informal group of agricultural barns
- A historic footpath public right of way routes through the centre of the site (currently closed)
- An existing water course forms the site boundary to the north east
- There are views from the site into the surrounding countryside to the south east
- There are views to site across the playing field from the village approach, although the site is visually screened by existing trees to the north east boundary
- There is a footpath link across the water course to the north corner of the site that links to the Thames path public right of way
- Flood zone borders the east, south and west boundary of the site



Existing Flood Zone Plan



Site Analysis Diagram

2.5 Local Context

Guest Farm lies within the parish of Ashton Keynes, which is a large village located within the Cotswold Water Park and North Meadow Inner Zone and is therefore surrounded by open spaces, lakes and water courses rich with wildlife. The Wiltshire Design Guide as well as the Ashton Keynes Neighbourhood Plan (2017) stress the importance of protecting, conserving and where possible enhancing the special landscape character and historic built environment of the village.

There are no major roads through the centre of Ashton Keynes, instead a network of small lanes and roads as well as footpaths and bridleways contribute to an overall tranquil impression. Much of the buildings within the historic core of Ashton Keynes are constructed in local vernacular forms ranging from rows of cottages to large houses, with both formal and informal frontages. The rural character is maintained within the core of the village, for example via the barn like forms ancillary to the larger homes along High Road.

The Wiltshire Design Guide locates Ashton Keynes within the North Wiltshire area, sitting on the edge of the Cotswold National Landscape. The materials used in buildings are primarily natural Cotswold stone walls, with some reconstituted stone to modern developments. There is some use of red brick to walls and chimneys as well as timber cladding and render. The roofing materials include natural slate tiles, stone slate tiles and concrete tiles, with roofs occasionally pierced by gablets and dormers. There are examples of both sash and casement window styles with stone and timber lintels.



Photo of existing dwellings showing more formal symmetrical frontages



Photo of existing dwellings: showing rows of cottages



Photo of existing dwellings: showing barn forms within village



Photo of existing dwellings: showing large extended houses

Local context continued



Barn forms ancillary to main house with gable facing street



Detached home with bay windows and covered porch



Modern detached home



Modern detached home



Row of cottages with dormers

2.6 Conservation Area and Built Heritage

Ashton Keynes Conservation Area

The Ashton Keynes conservation area boundary essentially encompasses the entire village, rather than a designated area of special architectural or historic interest. It encompasses a large generic area around the whole built up part of the settlement, with an historic centre at the core but also modern mid/late 20th century development radiating outwards from it. This is particularly the case in relation to the application site, which although adjoining the conservation area is a significant distance south east of the historic core and relates to a surrounding context of mid/late 20th century development.

For example, the development closest to the site on the north west side of Rixon Gate is predominantly mid-late 20th century with the exception of the pre-1900 cottage on the corner to Kent End.

Listed Buildings

There are no Listed buildings within close proximity to the application site as shown in the adjacent plan. The majority of Listed buildings and homes built within the conservation settlement area that predate c.1924 are located along High Road, Fore Street, Back Street and Godsditch.

The historic settlement concentrated around these streets and the centre of the village show a loose grain of houses in an informal layout that evolved over time, contributing to a distinct character.



Aerial view of Back Street: characterised by a prevailing pattern of informal fingers of development extending beyond the historic roadside properties of the conservation area, out toward the open countryside in loose clusters.



Conservation Settlement Area Plan ⓘ

2.7 Local Character and Distinctiveness

The Wiltshire Design Guide states that it is the local landscape, buildings, streets and infrastructure that combine to form the identity of each village. It states that design should respect the characteristic scale and pattern of the built form and landscape.

The purpose of this context analysis is to highlight how the design proposals can be informed by the existing pattern of streets, spaces and developments, within the historic part of the Ashton Keynes conservation area.

Informal Vernacular

The village of Ashton Keynes includes many examples of informal clusters of development accessed off small lanes or streets as well as shared access tracks. The informal siting of houses is unstructured, but creates a strong sense of place through building frontages or gables that are turned to face obliquely to the street, creating focal points. Garages and stores are both attached and detached from the main houses and create an additional enclosure around parking courts and access tracks.

Glimpse views between buildings to the natural landscape beyond is common in Ashton Keynes, and the houses are integrated into the landscape further with built forms and residential curtilage responding to natural features such as water courses.



Cottages accessed off shared track. Cottage creates focal point



Cottages and wide detached house accessed off shared track



Grouping of dwellings with shared track, responding to natural water course



Cottages with views and track out to open countryside

3. Proposed Design Concept

Use and Amount

The objective has been to create a small development of bespoke family homes to contribute to the local housing need at a scale that is appropriate to the character of this part of the village. The proposals aim to be of high quality design that reinforces the distinctiveness of the locality and contribute to an interesting and characterful streetscape.

Proposed Gross Internal Areas

House Type 1:	257 sqm	House Type 2: 238 sqm
House Type 3:	286 sqm	House Type 4: 272 sqm
4no Garages:	approx. 36 sqm each	

Layout - Key Parameters

• **Context**

The design of the houses has been in part guided by the Wiltshire Design Guide which seeks to preserve and enhance the natural beauty and character of the Wiltshire Landscape. The design has also been amended to respond to comments received from both Ashton Keynes Parish Council and Wiltshire Council as part of the pre-application enquiry in May 2025. The resultant design is led by the agricultural, edge of village character of the site, and traditional materials and architectural forms sympathetic to the local area are proposed to ensure the development sits comfortably within the rural setting,

• **Approach**

The existing vehicle access point that forms an axial connection to Kent End has been retained and enhanced via a proposed inner track that sweeps on a slight curve through the centre of the site along the route of the existing public right of way. By utilising the existing access and reinstating the public right of way, the proposals respect the intrinsic settlement patterns of the site and responds to the comments received in the pre-application.

• **Layout and Character**

A key concept that has been formative to the character of the proposals, is that of a farmstead that has evolved over time. House 1 and the garage of House 2, that form the elevation facing Rixon Gate, exhibit a barn-like appearance, setting the scene for the development and preserving the existing agricultural character of this part of the village. House 2 is designed to appear as a pair of small farm workers cottages, House 3 is a more formal farmhouse frontage, and House 4 is tucked away at the rear of the plot with a more informal farmhouse appearance that concludes the development.



Design Concept Diagram ①

4. Proposed Site Plan



5. Scale and Appearance

The overall objective for the development is to create an agricultural and rural housing typology that appears to have evolved over time, and of a scale and appearance that sits comfortably within the Ashton Keynes countryside and that responds to the aspirations and guidance of the Wiltshire Design Guide.

The plain, familiar barn forms of house 1 and the garage to house 2 that form the frontage to the development, include traditional roof forms and with a predominantly single storey scale that echo the agricultural vernacular of the area. The scale and massing of the proposed dwellings increase as you move through the site, from the single storey elements fronting Rixon Gate, to the modest cottage scale of house type 2, to the slightly taller eaves of house types 3 & 4 glimpsed beyond.

The overall massing is further broken down with the lower eaves heights of extensions off the main house, and single storey garaging, which also contributes to the concept of a group of houses that have been slowly extended over the years.

Externally, all four of the houses are largely of natural stone wall construction, with reconstituted stone slate roofing to the houses and natural slate to the garages to match other buildings in the local context. Architectural forms such as catslide roofs, bay windows, dormers and gablets are included to further ground the proposals within the locality.



Proposed Illustrative Aerial View

5.1 Scale and Appearance - Rixon Gate Street Scene

Proposed Street Elevation 1 - Rixon Gate

- A double storey barn form with a series of arrow slit windows, followed by a single storey elongated barn form of house type 1 sets the agricultural tone to the development and acts as a focal point when viewed from Rixon Gate and Kent End.
- A single storey garage of house type 2 with its gable facing the street includes a catslide roof and arrow slit window, further expressing simple agricultural forms.
- The north west gable to house type 2 is viewed in the distance from the street, and includes a timber clad upper gable with rectangular opening reflecting traditional storage barns in the area.



Perspective view of house type 1 from Rixon Gate



Proposed Street Elevation 1 - Rixon Gate

5.2 Scale and Appearance - Inner Street Scenes

Proposed Street Elevation 2 - South East Inner Street Scene

- House type 2 has the appearance of a row of cottages with low eaves, bay window and entrance canopy, and this forms the principle view of the street elevation, with a barn like garage beyond.
- Gables of varied heights are also apparent from the street elevation created by the farmhouse architectural language of house type 4.
- The roof forms are interrupted by two red brick chimneys to house type 2 and a further taller 2no stone chimneys to house type 4.

Proposed Street Elevation 3 - North East Inner Street Scene

- The defining attribute of this street scene is the views out to the trees and sports field beyond that are achieved with views over the low natural stone walls in the garden area of house types 1 and the parking yard of house type 3.
- The gable end of house type 1 at the entrance to the site is a single storey simple agricultural form, in contrast to the gable end to house type 3, which includes a feature tall chimney.

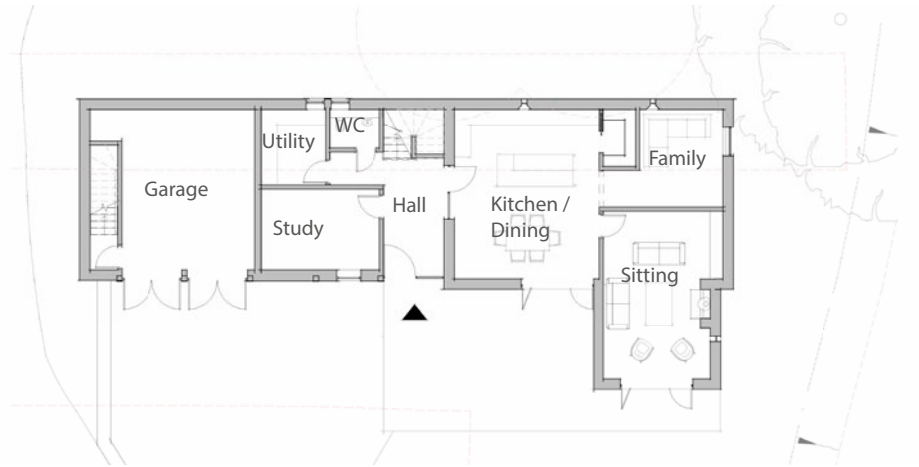


Proposed Street Elevation 3 - North East Inner Street Scene



Proposed Street Elevation 2 - South West Inner Street Scene

5.3 Proposed Floor Plans & Elevations - House Type 1



 Proposed Ground Floor Plan



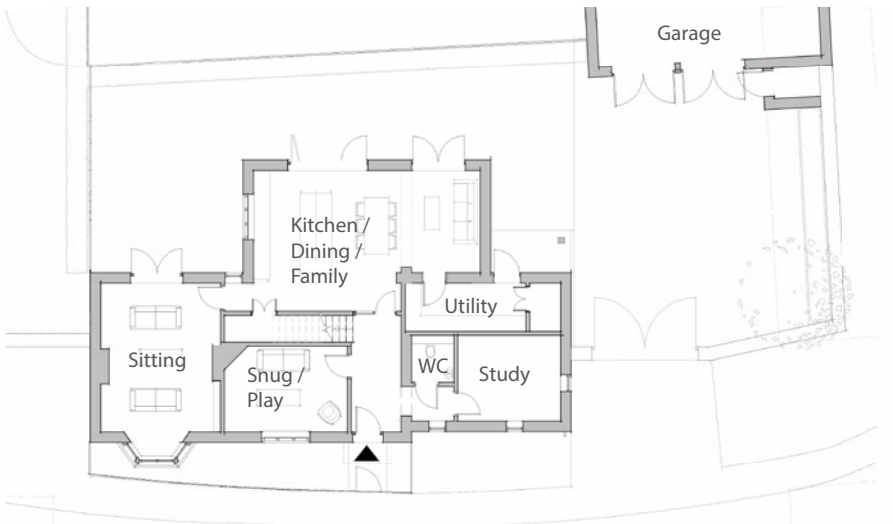
Proposed First Floor Plan

House Type 1 - Floor Plans & Elevations

- The north elevation presents an agricultural barn appearance when viewed from Rixon Gate, with openings kept to a minimum. The elongated form shelters the south facing entrance courtyard and garden, enhancing its sense of privacy and security for occupants.
- The principal 2 storey height main barn form is finished in natural stone. The extensions that project off the main barn include a timber cladding finish to create subservience to the main stone barn.



5.4 Proposed Floor Plans & Elevations - House Type 2



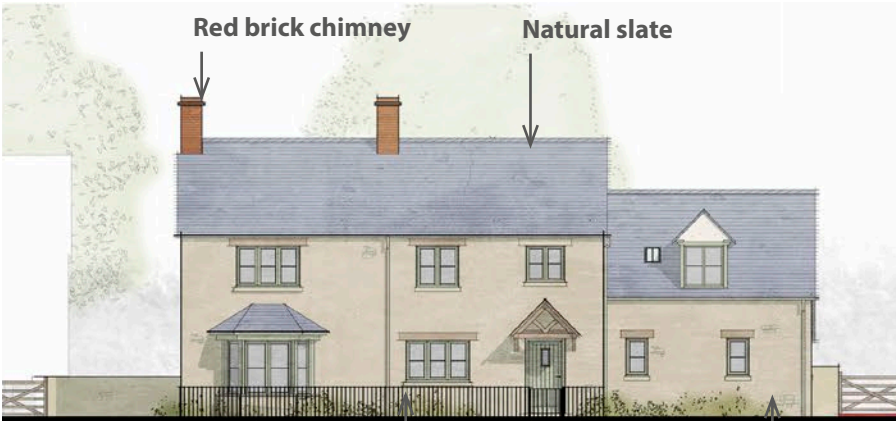
Proposed Ground Floor Plan



Proposed First Floor Plan

House Type 2 - Floor Plans & Elevations

- The formal pedestrian access is off a small front garden with metal railings providing defensible space off the street, with a separate vehicle access to the side of the house to a parking courtyard enclosed by a detached garage.



Proposed North East Elevation. Along Access Road



Proposed South West Elevation. Rear Garden

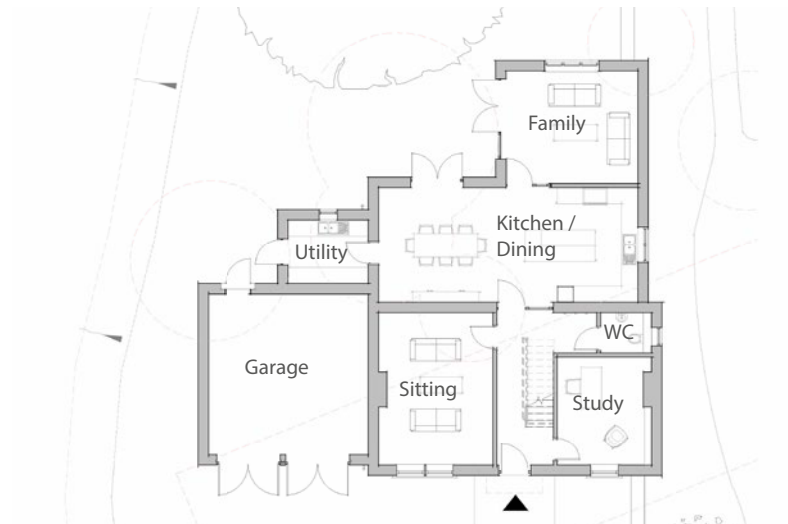


Proposed North West Elevation. Facing Road



Proposed South East Elevation. Rear

5.5 Proposed Floor Plans & Elevations - House Type 3



① Proposed Ground Floor Plan



Proposed First Floor Plan

House Type 3 - Floor Plans & Elevations

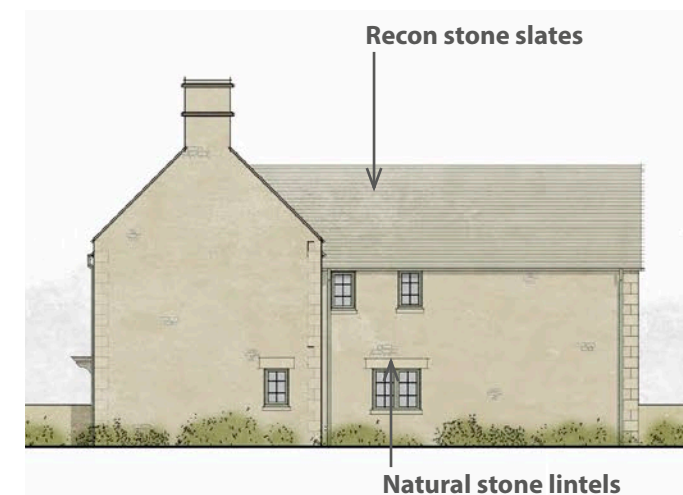
- The water course to the east forms a natural boundary that encloses the parking courtyard and rear garden. The house is entered centrally from the formal frontage, with a sitting room and study.



Proposed North Elevation. Yard



Proposed South Elevation. Rear Garden

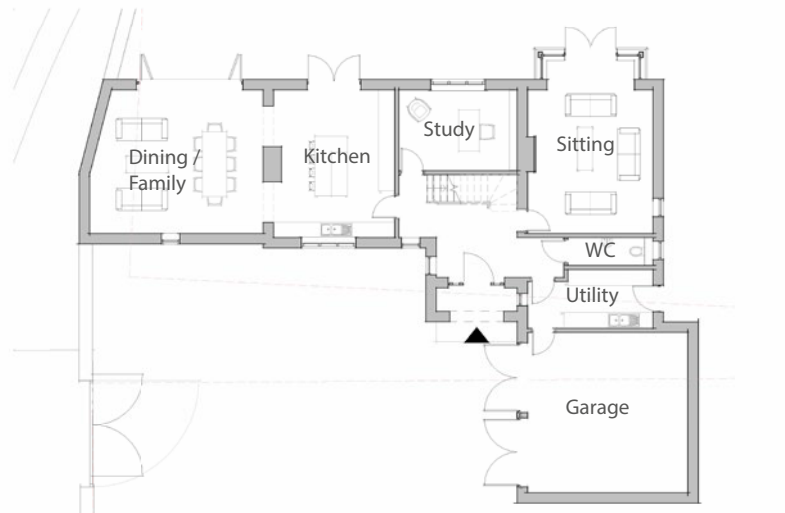


Proposed West Elevation. Along Access Road

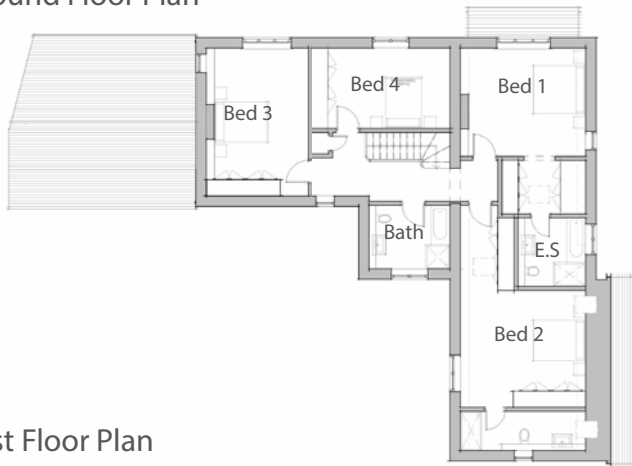


Proposed East Elevation. Garden

5.6 Proposed Floor Plans & Elevations - House Type 4



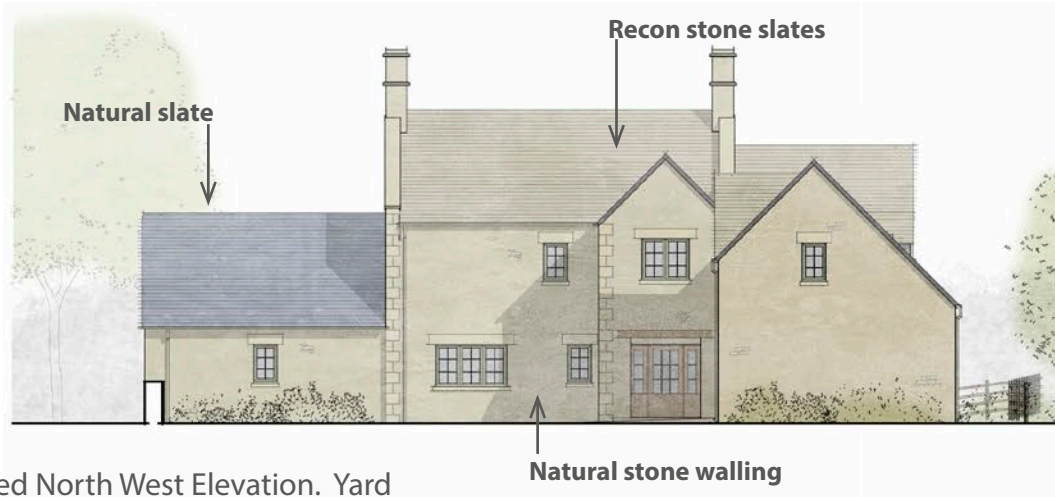
 Proposed Ground Floor Plan



Proposed First Floor Plan

House Type 4 - Floor Plans & Elevations

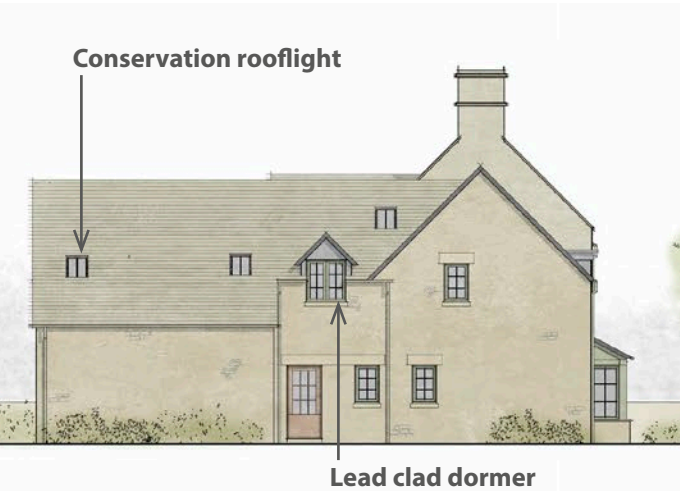
- The entrance parking court is contained by the L-shape form of the main house and its attached garage. The main entrance includes a covered porch area for sheltering from the weather prior to entering the house.
- The main living spaces including the kitchen, dining & family room, sitting room and study, are all orientated to face the far reaching views over the neighbouring fields to the south.
- A stair leads up from the entrance hall to a central landing with natural light from a window on the front elevation. 4 bedrooms are proposed, with the master bedroom located so as to make the most of the views to the south over the fields.



Proposed North West Elevation. Yard



Proposed South East Elevation. Rear Garden



Proposed South West Elevation. Rear Garden



Proposed North East Elevation. Along Access Road

7. Access

- The existing farm access is retained and widened and a new pedestrian access is formed.
- The central informal inner lane gives access to the proposed four houses. Each house includes a front yard for car parking and turning, as well as a double garage.
- The inner lane turns into a farm track that gives access via a field gate to the open countryside beyond for pedestrians to benefit from the reinstated public right of way.
- Larger vehicles for refuse and emergency can turn in the central widened part of the inner lane.
- As the whole site is largely level, each house is able to provide access for wheelchair users via a level threshold at each front entrance door, as well as any back doors. Wide corridors and min 800mm clear openings to rooms gives level access to all parts of the ground floor for each house.
- All four of the houses are designed with ground floor study's which could be converted to a bedroom in the future if required for disabled users.
- A bin store /enclosure will be provided within the private parking yard of each house, and bins will be brought out onto the central track for collection.



Access Diagram ⓘ

- | | | |
|--------------------------------|----------------------------|--------------------|
| Private yard and parking court | Vehicle access to site | Bin store location |
| Garage for 2 vehicles & plant | Pedestrian public footpath | |
| Turning space | Access to field | |

8. Sustainability

Ashton Keynes benefits from a broad range of facilities; both primary and secondary schools, sports facilities, churches, doctors, dentists, craft workshops and small scale industry, and commercial. It has easy transport links by road, including public bus services, to larger centres like Swindon (approx. 9 miles) with its main line railway connection to London.

The proposals offer a desirable development of four family homes, set close to the town's facilities. All the homes are able to adapt to future needs by converting accessible ground floor rooms into bedrooms.

The proximity to local facilities will encourage pedestrian movement over vehicular use; a permeable layout has been designed with strong overlooking of public spaces for natural surveillance.

All the built form is designed to be kept out of the flood zone that bounds the site to the east south and west. The principals of sustainable urban drainage will be followed, including the use of permeable ground surface materials and the planting of street trees and grass verges within the site. Please refer to the separate flood risk assessment submitted as part of this application for more details.

There are several trees on site which have been identified as low quality which will be removed. The proposals include a number of new high quality trees throughout the development to replace those removed, in locations designed to create a positive impact on the character of the development. Please refer to the separate arboricultural survey submitted as part of this application for more details.

Construction and Waste Management

All building materials will be sustainably sourced as locally as possible. Care will be taken to minimise waste during the construction process.

Energy

Energy supply and consumption has been a major consideration. The houses have been designed to be able to incorporate the generation of energy from renewable and low carbon sources to meet the vast majority of the energy demand required, in line with the countries Net Zero targets.

The houses are able to all be served by individual Air Source Heat Pumps (ASHP's). ASHP's will meet all heating and hot water needs throughout the year. The internal plant equipment will be situated within each building or garage/store and the air source heat pump will be situated externally. The air source heat pump installation will adhere to MCS Accreditation Standards.

Further to the implementation of air source heat pumps, the overall energy needs of each building has the potential to be complemented by solar PV slates or panels. All the units are able to incorporate solar panels in some form, and can be positioned as discreetly as possible. Where the use of a rear or hidden roof slope proves impossible these houses can be roofed in slates and the use of solar slates instead of panels will then be proposed.

Under floor heating is proposed throughout, this low flow temperature heating method is ideally suited with the use of air source heat pumps.

The external envelope of the buildings will be designed to accord with the high insulation levels and air tightness that is required by current building regulations.

Plenty of glazing has been integrated into the design to maximise natural light, all habitable rooms have openable windows to limit requirements for artificial light and mechanical ventilation.

All lighting will be Low-carbon, LED lighting which will aid in reducing energy usage, the extended lifetime of this type of bulb will also save in replacement costs and reduce the number of depleted fittings.

Grey water recycling systems will be integrated, along with water butt provision for each house.

Electric car charging points will be integrated into each garage building.

APPENDIX A



Practice Profile &
Example Projects



Tyack Architects Practice Profile

Background

The Practice was originally established in 1974 and became Batterton Tyack Associates Ltd in 2001 with Edward Tyack as controlling Director. In 2008 it was renamed Tyack Architects Ltd and became Employee-Owned in 2022. The company has a strong support team of Associate Directors, architects, architectural technicians, graphic designer and support staff.

Office

The Practice is located in the centre of the Cotswold market town, Moreton-in-Marsh, in the intriguing Mann Institute building (a distinctive Grade II Listed former meeting hall built in 1891). With its rooftop spire and lofty internal space it provides an ideal working environment for an architects' practice, with a design studio and gallery, meeting rooms and administration and printing spaces. Clients are most welcome to visit our office, which is readily accessible by its close proximity to a main rail line station with regular connections to Hereford, Worcester, Oxford and Paddington.

Structure

The office is an RIBA Chartered Practice and has professional indemnity insurance provided by Berkeley Insurance Group. All projects are monitored and overseen by a Director or an Associate Director. Our aim is to maintain a balance of creative hand-drawn sketches and detailed design/construction computerised images appropriate to the project workstage. State-of-the-art colour copying equipment is maintained for the production of high quality presentation material.

Awards

The work of the practice has been recognised by numerous design awards and has a long established reputation for producing the highest quality designs, appropriate for their settings.

- Three Housing Design Awards (RIBA, DoE, NHBC)
- Two Housing Project Awards (RIBA, DoE, NHBC)
- Civic Trust Commendation
- Daily Telegraph Awards
- Local Design Awards

Special Skills

A broad range of expertise is offered including:

- Conceptual design
- Masterplanning
- Achieving planning approvals particularly in sensitive settings
- Work in Conservation Areas and relative to Listed Buildings
- Building in natural stone and vernacular detailing
- Developments which maximise property potential and value
- Environmental/sustainability advice
- Graphic presentation

Projects

The practice has experience in most building types and its client list includes national and local residential developers, schools, colleges, churches and many private clients.

Our reputation for design quality and professional approach, and our ability to achieve a favourable outcome at planning, has resulted in many prestigious commissions.

Contacts

Directors

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Design Drawings



Rural Planning
Retirement Housing
Allcourt, Lechlade



Rural Planning
Retirement Housing
Allcourt, Lechlade

Tyack
ARCHITECTS



Residential Development
Groves Place, Fairford

Tyack
ARCHITECTS

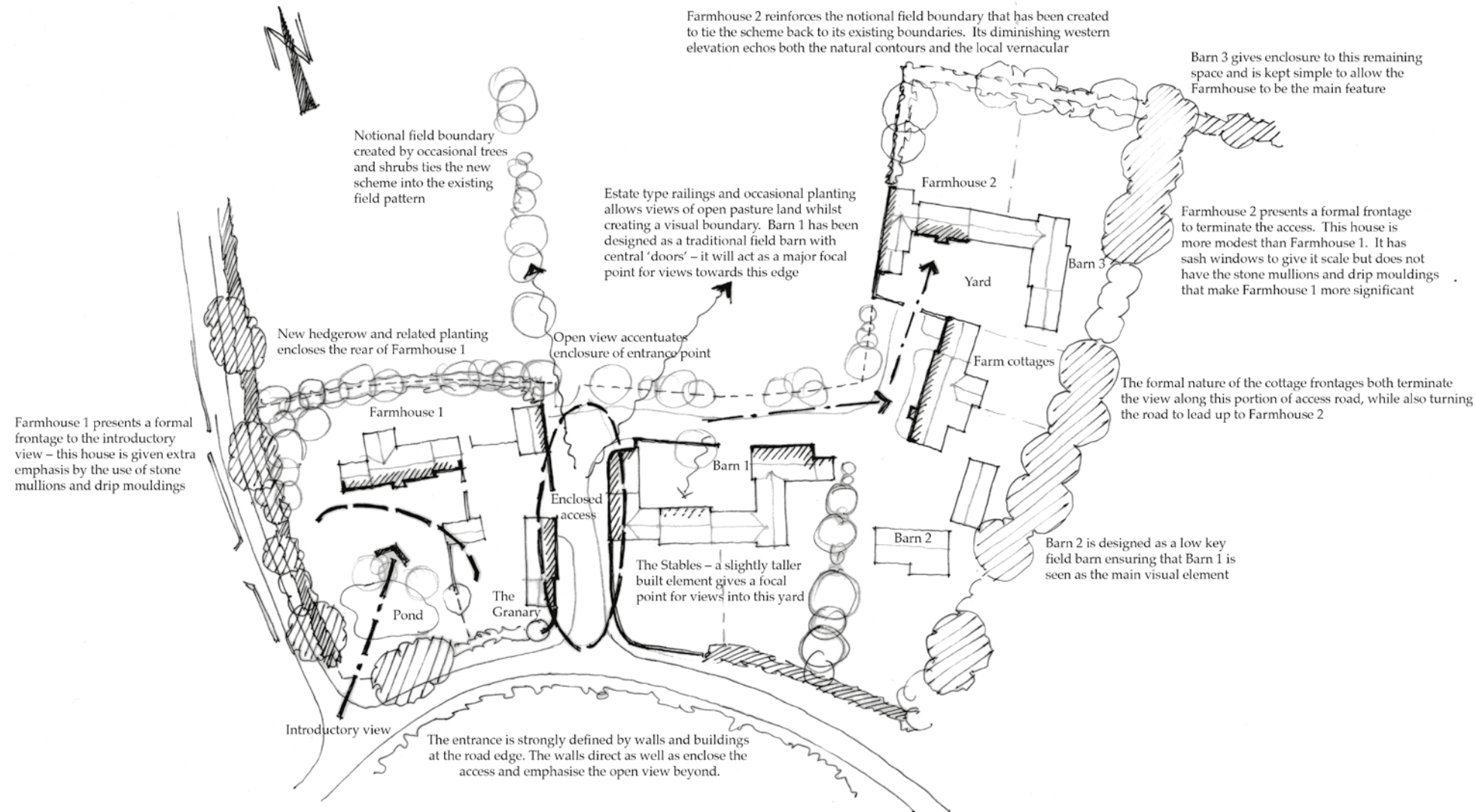


Conservation Housing
Sibford Manor, Sibford Ferris
Oxfordshire

Tyack
ARCHITECTS



Residential Development
Campden, Gloucestershire

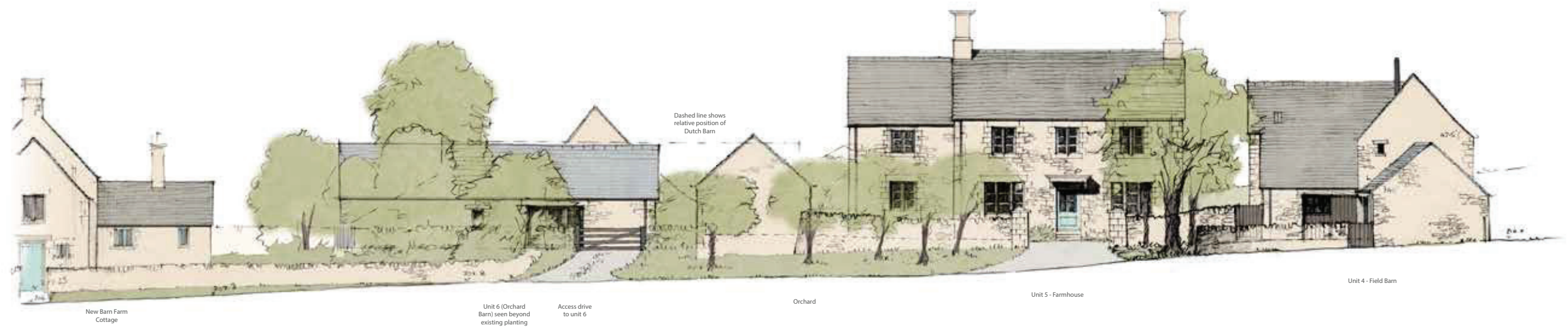




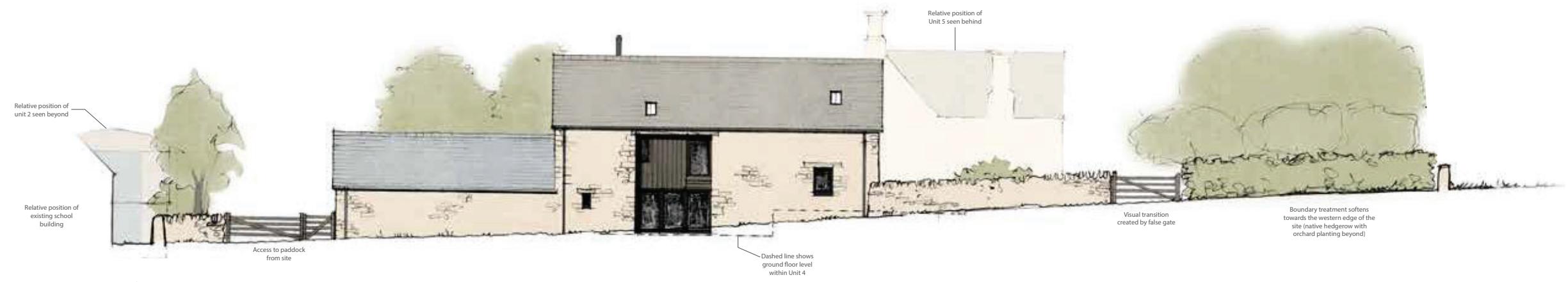
4 New Dwellings
The Vineyard, Stanton
Worcestershire



Residential Development
Temple Guiting, Gloucestershire



East Elevation Along Access Road (A,A)



North Elevation to Unit 4 (C,C)



West Elevation Showing Dutch Barn (Units 2 and 3) (G,G)

Residential Development
Temple Guiting, Gloucestershire



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