

1807 : **Bremeridge Farm, Dilton Marsh**

Design and Access Statement

June 2026

Revision: -

Bremeridge Farm, Dilton Marsh
Section 73 Application

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Project Number: 1807

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2 – Section 73 Application

This application seeks to update and improve the approved full planning application for four new dwellings: PL/2023/07831

The following changes have been made to provide an improved scheme:

- The same number of dwellings is proposed but they have been moved apart to become detached,
- Ridge and eaves levels have been raised by 1m to create first floor accommodation. The ridge levels still sit lower than the ridge of the existing barn.
- First floor bedrooms, bathrooms and in some plots, Study's have been added at first floor level.
- Footprints of buildings remain as approved.
- A turning head for fire and refuse vehicles has been created within the courtyard.

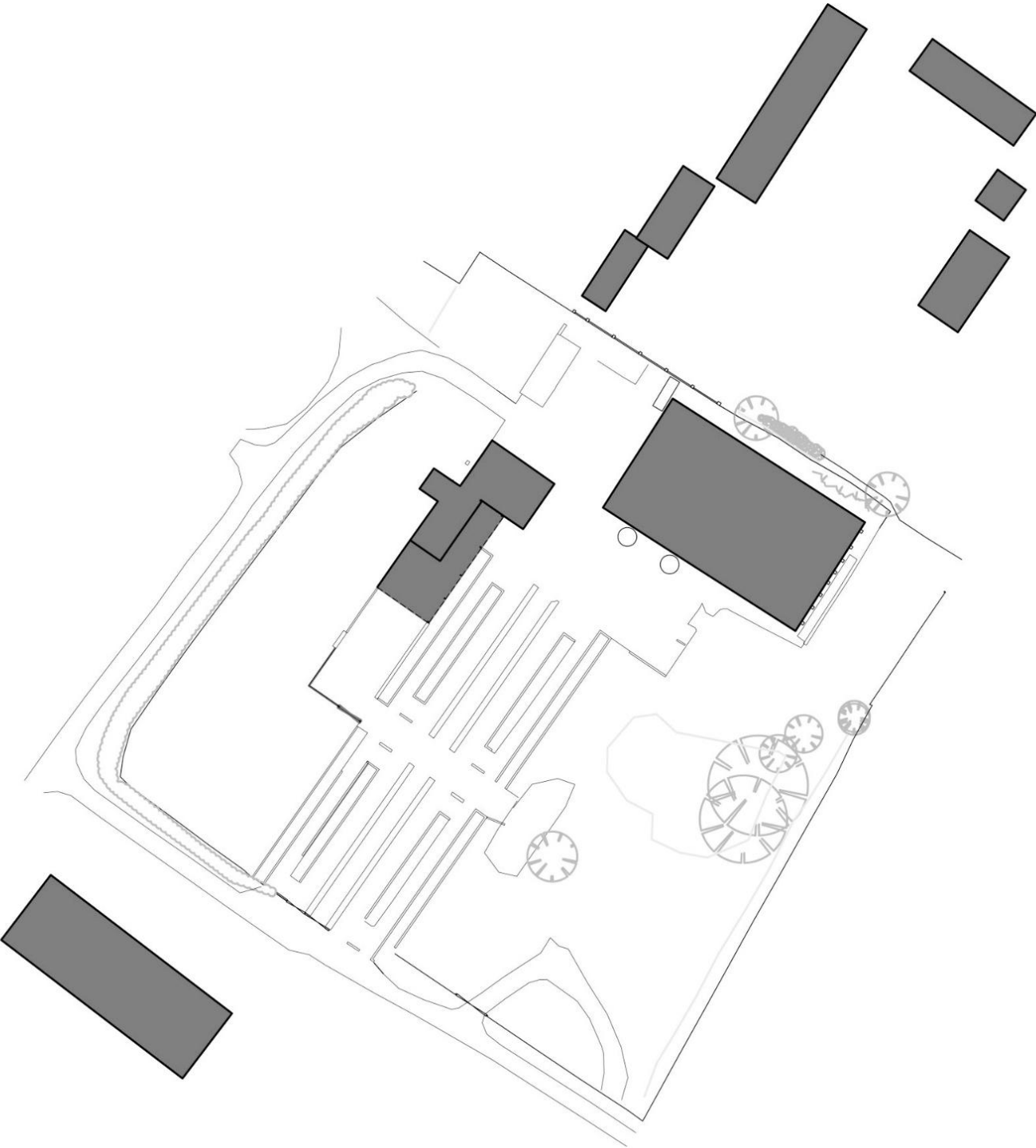


Fig 1: Existing Site Plan

2 - Introduction

The purpose of this Design and Access Statement is to help gain full planning approval for the demolition of 2 existing barns and development of 4 new 3-bed dwellings at Bremeridge Farm, Dilton Marsh, BA13 4ED. The existing barns have Prior Approval Under Class Q of GPDO 2015 (as amended), for Change of Use of Agricultural Buildings into 5 Residential Dwellings (Class C3), Including 3 x Larger Dwellings and 2 x Smaller Dwellings, with Associated Operational Development. This statement should be read alongside the planning statement and planning drawings.

2.1 – Site Context

The site sits less than 1km north of the village of Dilton Marsh and less than 2.5km west of the town of Westbury which provides easy access to the local amenities and employment. The site is surrounded by farmland, with a large barn to the south and a small collection of dwellings, originally assumed to be part of one farmstead which has been altered over the years and divided up into private dwellings. Neighbouring properties include the Grade 2 listed Bremeridge Manor and Bramble Cottages which are considered to be curtilage listed buildings.

2.2 – Existing Site



Fig 2: Viewpoint A



Fig 3: Viewpoint B



Fig 4: Viewpoint C



Fig 5: Viewpoint D



Fig 6: Viewpoint E

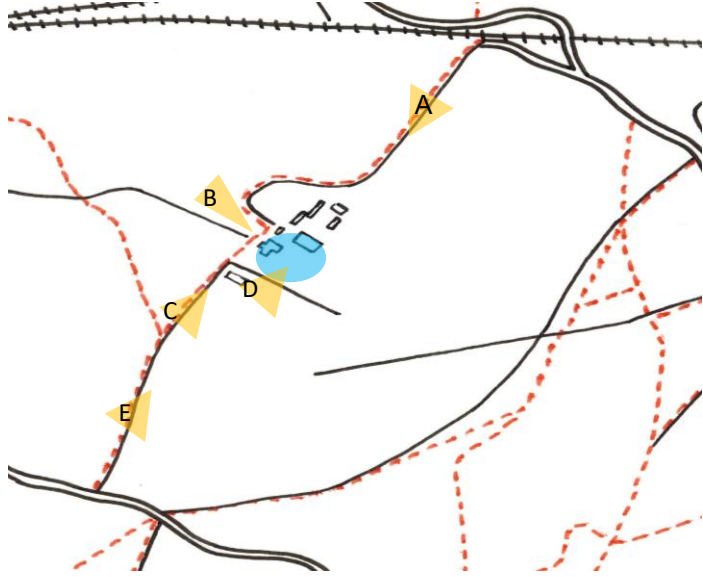
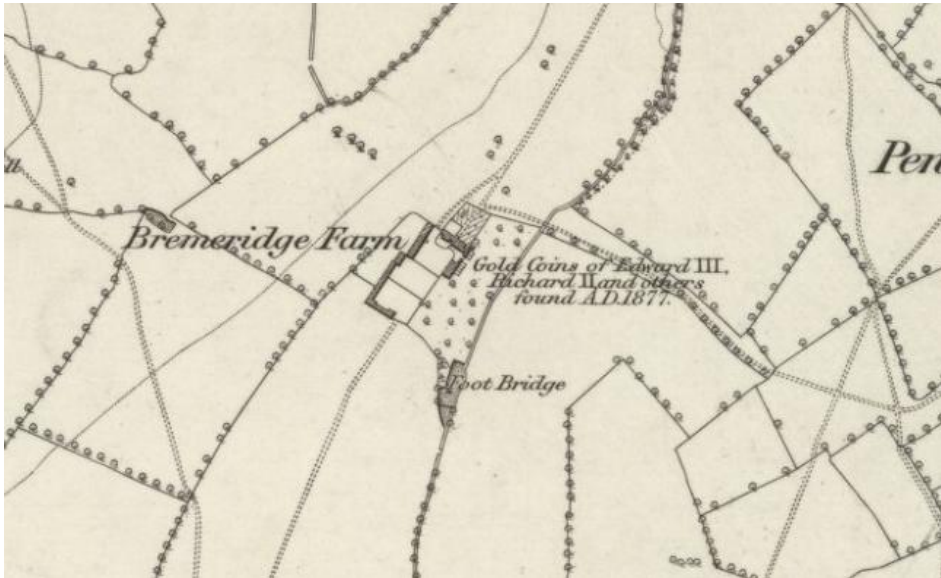


Fig 7: Viewpoint Locations

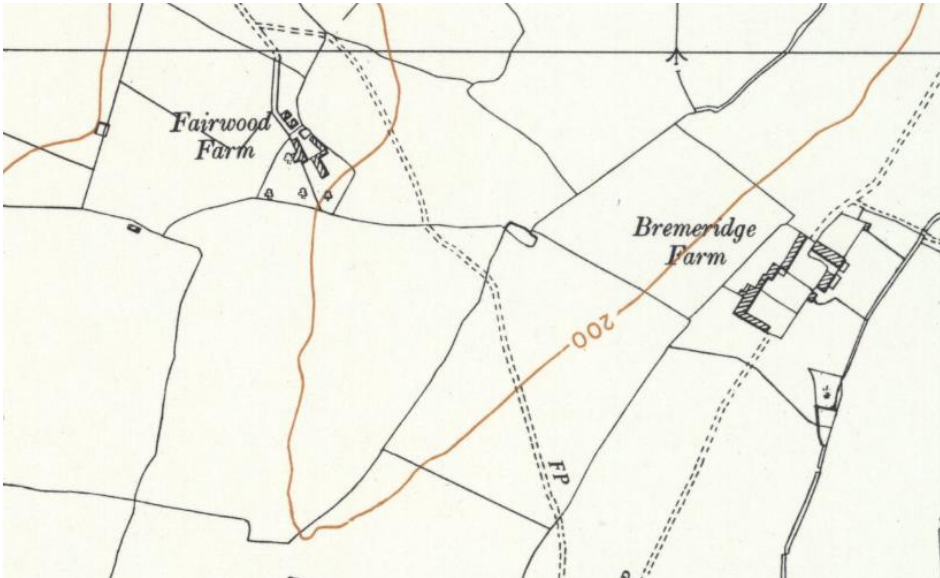
2.3 – Historic Maps

By looking at old maps and photographs of the site, it is evident the site has changed over the years and there was previous development on the site. Firstly a distinctive L-shape form which links to the original farmstead (which was present pre-1960) and then a linear organisation was added to the centre of the development site which has recently been demolished.

1884 – showing L shape development to the south



1960



1945



2001



2005



2016



2022 - current

2.4 – Flood Risk Map

The building lies within floor risk zone 1, and the proposed development is therefore not at risk of flooding.

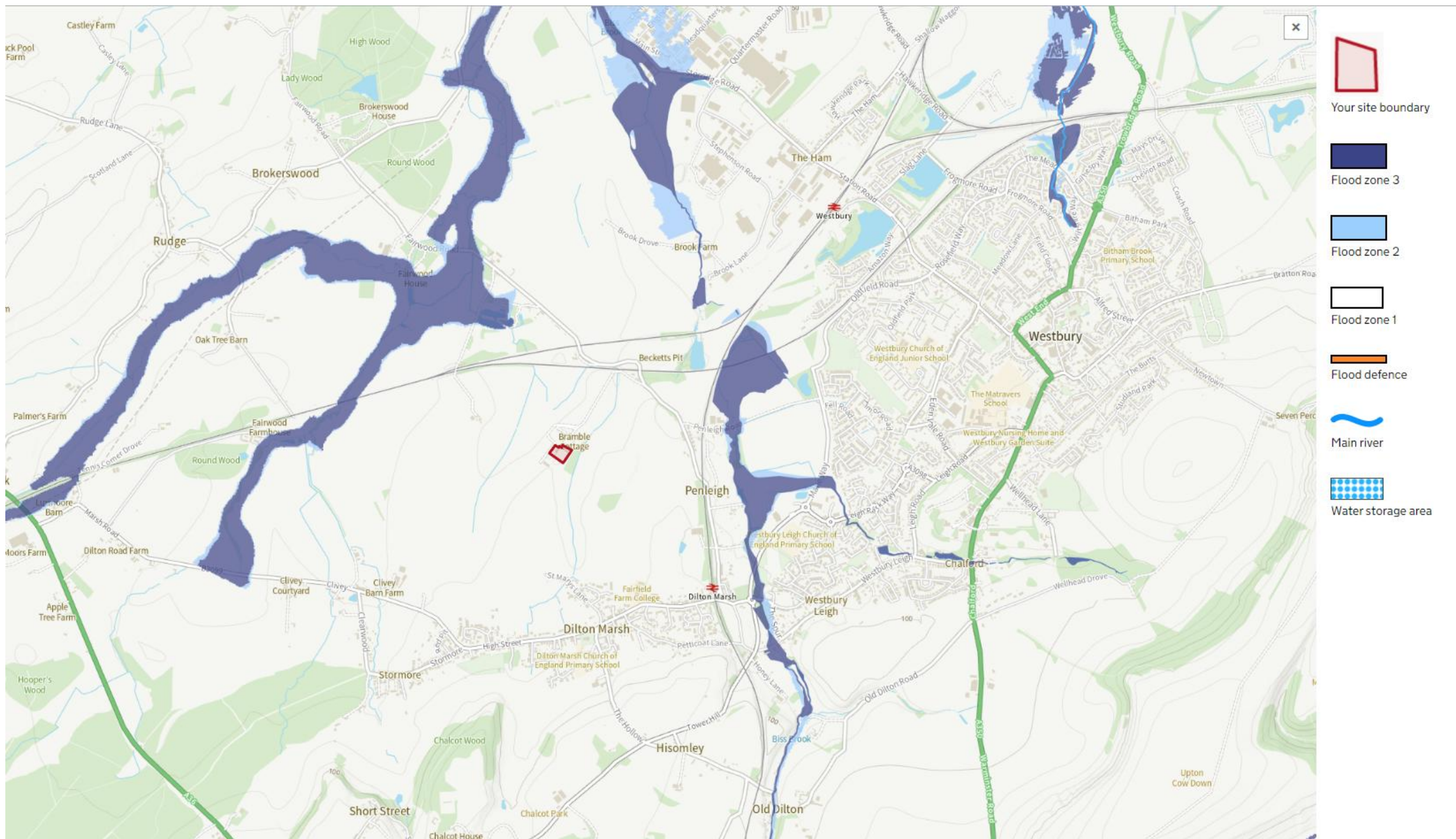


Fig 8: Flood Risk Map



Fig 9: Proposed Site Plan

3 - Design

3.1 – Use

The existing barns were last used for agricultural use however the principal of the site being acceptable for residential use has been established by the prior approval class q consent. This application seeks to retain the use as residential to provide 4no. four-bedroom sustainable dwellings providing accommodation to suit modern family living.

3.2 – Layout

Dwellings are, where possible, positioned to reflect the built footprint of the existing barns. Arranged around a central farmstead style courtyard, plots are positioned to maximise views while preventing overlooking.

The buildings while detached are focussed on the centre of the site which minimises the overall built form and mitigates potential visual impact on the wider countryside. Each plot has a generous private garden located towards the edge of the site providing a green buffer along the boundary.

The Prior Approval layouts had deep floor plans with minimal outlook and natural light which isn't ideal for residential use.

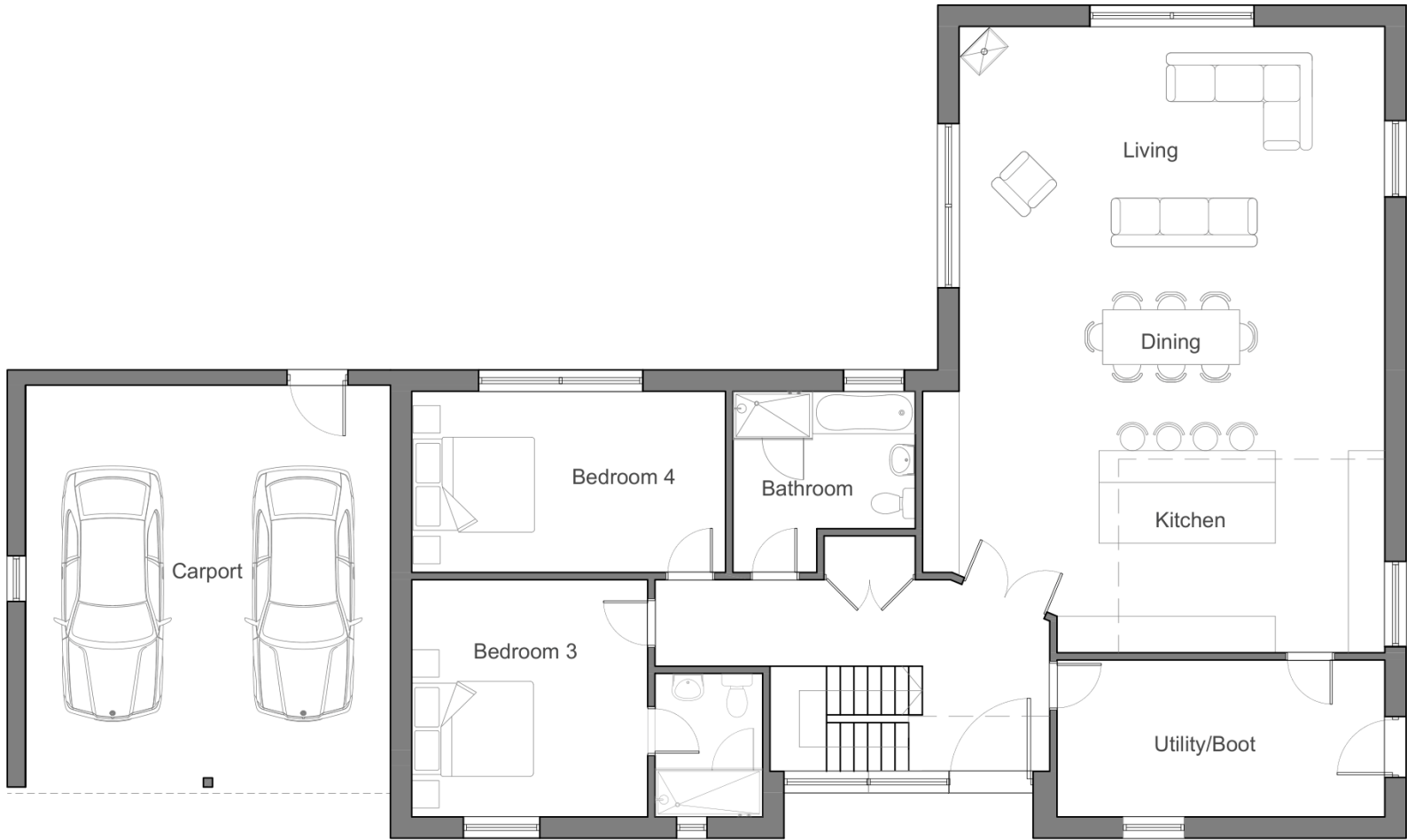


Fig 10: Plot 1 Proposed GF Plan



Fig 11: Plot 1 Proposed SE Elevations

3.3 – Amount

The approved prior approval application provided 5 residential dwellings with a total floor area of 638m2. This application seeks to provide 4 dwellings with a total floor area of 1020m2 so the amount of development is less than the previously approved proposals. The amount should therefore be deemed appropriate for the site.

3.4 – Scale

The dwellings will all be 1.5 storey with ridge heights of approximately 7.1 meters. The existing barns have a maximum ridge height of 8.5m therefore smaller in scale than the largest of the barns onsite. Floor area of the existing barns is 1093m2 and the combined floor area for the proposed dwellings is less than this at only 1020m2 .

The overall scale and mass of the proposed dwellings will be considerably less than the existing barns.

3.5 – Appearance

Materials have been selected to reflect the character of local agricultural buildings with natural stone, clay pantiles and timber cladding.

The proposed dwellings maintain an agricultural appearance with large barn-like openings which maximise natural light creating light and airy interiors and reducing artificial lighting demand. Window and door openings have been positioned to maximise views and natural lighting internally while retaining an agricultural style.

3.6 – Access

The existing vehicle access and track to the site will be retained as existing. This has been in regular use for some time and was deemed acceptable in planning terms through the prior approval and full planning approval.

Parking to meet Somerset parking standards has been provided for each dwelling with defined spaces per plot consisting of two spaces in an open fronted carport and two spaces in front of carports. This allows for sufficient visitor parking and will mitigate on-street parking. Sufficient manoeuvring and turning space has been provided within the courtyard for fire and refuse vehicles.

Dwellings will have level access from parking spaces to the principal entrance to enable wheelchair access in compliance with Part M of the building regulations. Additionally, all dwellings provide ground floor bedrooms and bathrooms making for flexible long-term accommodation.

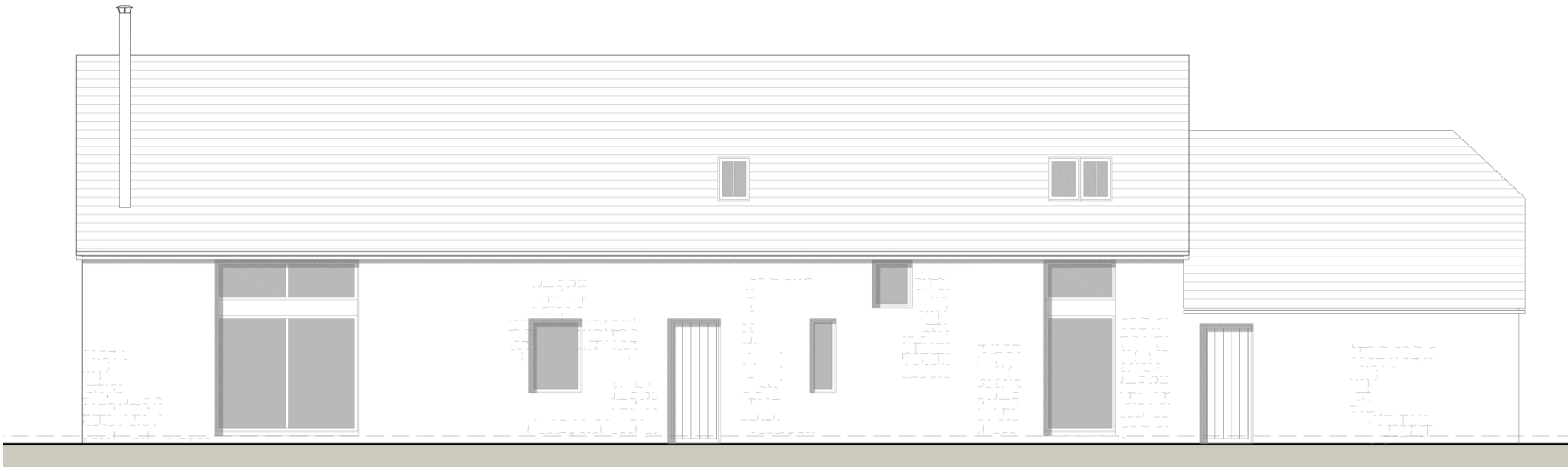


Fig 12: Plot 3 SE Elevations

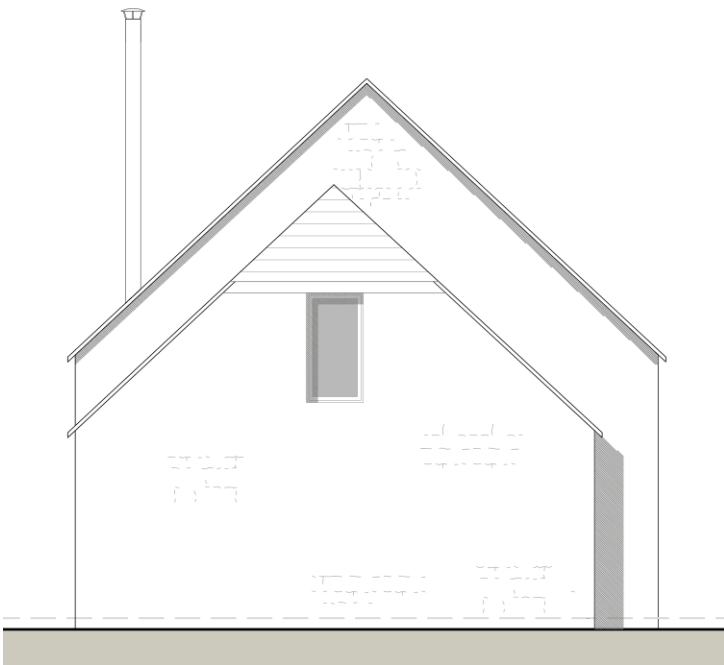


Fig 13: Plot 3 NE Elevations

3.7 – Landscape

To maintain the character and appearance of the site the existing hedgerow surrounding the site will be maintained and strengthened, as it holds important ecological and visual value. There will be additional planting to strengthen the existing hedgerow to the north-east boundary, to further obscure plot 4 from the neighboring properties. This, along with the significant reduction in size compared to the existing/demolished barn, will be a considerable visual improvement to the neighboring cottages. An ecological enhancement area and bat mitigation roost will also be included in the proposal.



Fig 14: Plot 4 NW Elevations

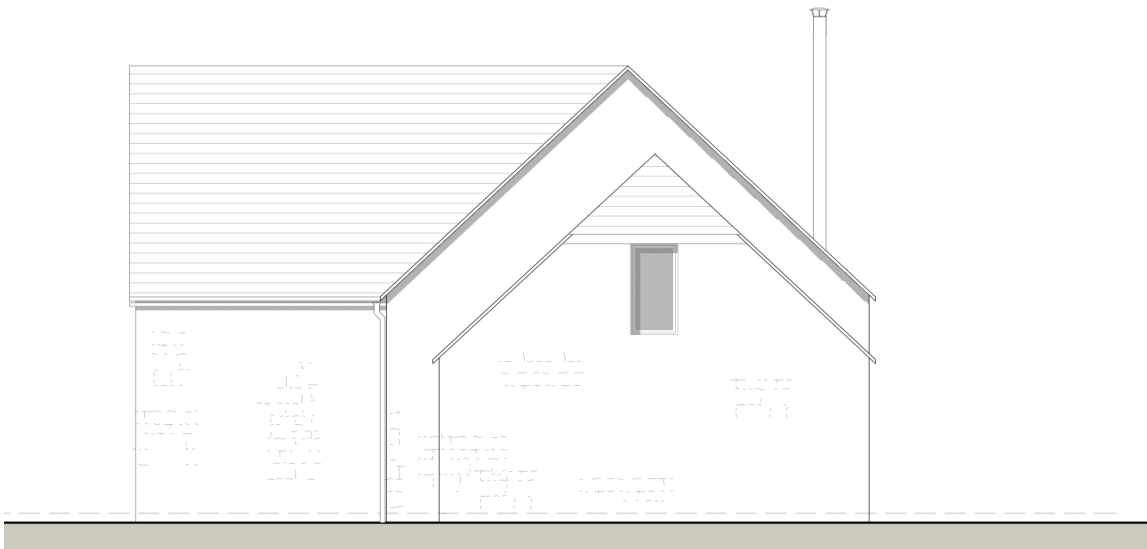


Fig 15: Plot 4 SW Elevations

5 – Materials



Fig 16: View from West of Site



Fig 3: Clay Roof Tiles



Fig 4: Natural Stone



Fig 5: Timber Panelling/Shutters

5 – Visuals



Fig 17: View from East of Site



Fig 18: View from North of Site

5 – Visuals



Fig 19: View of Plot 1&2



Fig 20: View from Entrance



Fig 21: View of Plot 3&4



Fig 22: View of Plot 1&3

6 - Sustainability

6.1 – Sustainability

While the existing barns are suitable for conversion, there would be a practical limit to the improvements which can be provided to upgrade the thermal elements to current new build dwelling standards. To insulate the existing building to bring it up to habitable standards, a high-performance PIR insulation would be used, however the depth would be restricted to fit within the existing structure. PIR insulation is a petrochemical-based product which requires a considerable amount of embodied energy to produce. It is also completely unrecyclable and has a very low thermal mass, which can cause overheating.

A fabric first approach is best practice, focusing on high levels of insulation, thermal mass and air tightness, which collectively provide comfortable and controllable environments for the end-user, with minimal energy consumption (and therefore running costs). Adopting this approach reduces heat load and therefore energy use. Heating and hot water will be generated from renewable energy ASHP or GSHP system. Hot water will be provided from solar thermal panels, located on the roof.

7 - Conclusion

Prior Approval under Class Q for the proposed conversion and change of use of agricultural buildings into 5 dwelling houses (C3 use class) and associate operational development was approved in November 2022 (Ref PL/2022/07278) the principle of residential use on this site has therefore been established as a fall-back position.

This application seeks to replace the extant permission with 4 new build dwellings, instead of the compromised planning fall-back of barn conversions.

The proposed combined floor area for the new dwellings is less than the proposed floor area for the approved fall-back permission.

The proposed massing and ridge heights of the new build dwellings is less than the approved fall-back permission.

It has been demonstrated in this document that the design and positioning of the new dwellings provides a real and positive enhancement to both the local context of the direct neighbours, as well as the visual impact on the wider landscape area and is a significant improvement on the approved fall-back position.

The replacement dwellings will have a better thermal performance with higher levels of insulation, thermal mass, minimal cold bridging and an airtight construction which will be an improvement over what can be achieved with the fall-back position of the conversion.

Overall, the proposed new dwellings will provide a better alternative to the approved fall-back position without causing any significant or demonstrable harm to the locality and should therefore be approved