

The Carriage Works, London Street, Swindon



Image credit: BBA Architects

Conversion and restoration of grade II listed building to provide education, research and office space

CLIENT & LPA

Swindon Borough Council

STATUS

Planning permission granted - discharge of conditions ongoing

SERVICES

Planning

Our role

- The Carriage Works is a unique, grade II listed building formerly associated with the Great Western Railway. It formed part of the Swindon Heritage Action Zone, focused on revitalising and promoting its unique railway heritage.
- We are providing specialist planning advice to our client, Swindon Borough Council, regarding the latest phase of regeneration to provide new high-quality and flexible research, education and office space (following earlier improvement works progressed by the council).
- We engaged in pre-application discussions and worked proactively with our client, the team and Officers to achieve a high-quality and sensitive conversion scheme.
- We worked to tailor planning conditions to avoid pre-commencement requirements, helping to achieve critical timescales aligned with the funding of the scheme. We successfully demonstrated the significant public benefits of bringing the units back into use and delivering new employment and education opportunities.

Results

- In October 2024, we secured full planning permission and Listed Building Consent on behalf of the council.
- The proposals will sensitively restore and bring the units back into long-term viable use, delivering economic and social benefits.
- We have also worked to achieve the approval of Lawful Development Certificates for investigation works associated with wider regeneration of the Carriage Works.
- We subsequently co-ordinated applications to discharge pre-installation and pre-occupation planning conditions in accordance with the project programme, and continue to advise the council on other regeneration works.

Turley