Existing, modern farm buildings to be retained, but with the northern-most building reduced in size to achieve a more appropriate separation from the new residential gardens at Plots 2, 3 & 4. The new boundary screening can be achieved through landscaping, such as a tall brick & flint wall (or sturdy stock fencing and a dense hedge) aligned with a row of new, semi-mature trees

Building D retained and converted to create three, modest, two-storey dwellings. Rear garden depths referencing C19 map enclosures (see map, location 4)

Building E retained and converted to create one single storey dwelling.

Building G (and the infill structures: Buildings F, H & I) is a modern structure with a wide span and proportions that are incongruous with the older buildings (which will be considered as Curtilage-listed buildings). It appears that approximatly one-third of the footprint of Building G is built over walls/footprint of a more historic structure (see historic map, location 3). We estimate this to be the zone shown here as Plot 6 — one, single-storey dwelling — which is intended to reinstate the more original building hierarchy. Shared & private courtyards will reference the historic enclosures (see historic map, location 5).

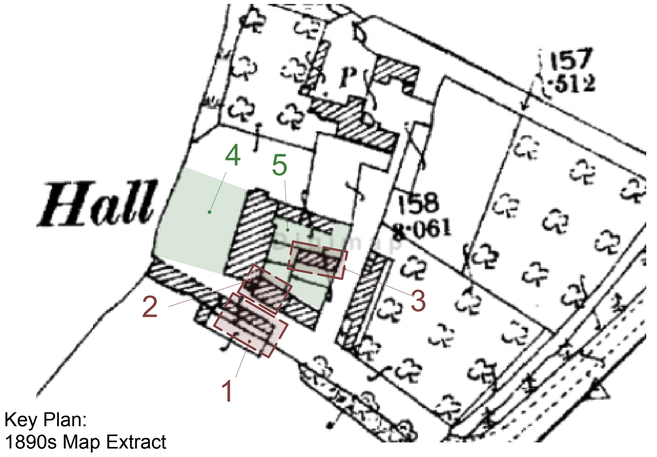
Building K can be retained with Essex Hall. Alternatively, as shown here, it could complete a more expansive conversion development by becoming Plot 7, a 2-storey dwelling, with private parking and a large garden + paddock to the east. Note: This building is situated within the zone of Scheduled Ancient Monument 1013761; Double-moated site. Works required to realise a conversion of Building K would, however, change little in terms of external appearance. Other improvements (removal of expansive concrete roads etc. would offset impacts to create a nett enhancement.

Building B retained and converted to provide residents' parking.

Rather than retaining the existing farm-vehicle access between the buildings that will form the residential parking areas, a new, dedicated, access could be laid in this meadow, adjacent to Building B and bordered, as shown by a post & rail fence and new trees. Alternatively, the existing access track, further south, along Stambourne Road, could become the sole access to the farm.

Following the removal of the poor quality structure here, (Buildings H & I) a new, traditional structure could be constructed making reference to the original, C19 building range (see historic map, Location 2).

Building J retained and converted to create one single-storey dwellings



Key Plan:
1890s Map Extract

Potential Development Areas:

Plot	Beds	Area m²	Area ft²
1	3	100	1,075
2	2/3	85	915
3	2/3	85	915
4	2/3	85	915
5	3	125	1,345
6	2	75	805
7	3	120	1,290
Total:	17/20	675	7,265

Concept Proposals

Conversion Option 2:

8/9No. mixed-size dwellings.

North

Scale 1:200 @ A1

metres 0 1 2 3 4 5 10

Notes on Policy:

-In general, creating new homes in the countryside is contrary to Planning Policy and while scope exists within the NPPF (and local Policies) to convert unused agricultural buildings, a residential use is known commonly to be considered a last resort.

- It is often the case that the Local Planning Authority will insist on a 12-month marketing period to rule out other uses,such as commercial, before considering a residential use.
- With the buildings proposed for retention dating pre-1948 they are considered to be 'Curtilage Listed' with Essex Hall (if they weren't, then much of the proposal here could be considered compliant with Class Q permitted development). The listed status, however, is considered advantageous in terms of the justification for residential use e.g. to weigh positively in terms of the 'Planning Balance' any proposal must demonstrate a tangible and significant 'Heritage Gain'.
- Compared to commercial uses, a residential conversion is a significantly more viable option for achieving a meaningful heritage gain. To this end, we have proposed to use the opportunity presented by the highly 'evolved' building range, to effect a reduction in the coverage of the buildings; to seek to remove modern structures and substantially reinstate a historical arrangement of buildings. This approach includes to build modest, new structures (located in historic positions) to help offset those removed. It also includes to effect a sense of courtyard enclosures, again referencing the historic farmstead.
- Matters of location sustainability notwithstanding, the nature of the evolved buildings lends itself to creating a good 'mix' of dwellings and of a more affordable nature.
- To bolster the planning case further (and allowing, in any event, for the requirements of Biodiversity Net Gain — BNG), we have also looked at how significant new tree planting and nature-friendly landscaping can be accommodated within the development (and beyond, if necessary).

-Based on our visual inspection, the subject buildings are all 'capable of conversion'. This plan, however, looks generically at how the site and building cluster might be sub-divided; the final arrangement and floor areas etc. will be heavily dependant on further, more detailed, surveys and a close examination of the intervention required to produce functional dwellings.

Revisions

Revisions

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Project	Barns and Houses at Essex Hall			
Title	**Site 1: Conversion Feasibility; Option 2**			
Scale	N/A	Date	January 2025	Revision
Drawing No.	**24055 -14**			