

**Architects Design
& Planning Statement
Proposed Conversions & New Dwellings
Mortimers Farm
Fair Oak
Eastleigh
SO50 7EA**

December 2022



**Proposed
Conversions & New Dwellings
Mortimer's Farm
Mariners Lane
Fair Oak
SO50 7EA**

**Architectural Design Historical & Planning Statement
December 2022
Ref: 991-003**

Architects: Hurrell Architecture Ltd.
4 Sun Hill Crescent
Alresford
Hants.
SO24 9NJ

Tel: 01962 736761
Email: mail@hurrellarchitecture.co.uk

1. Introduction.

This statement is in support of a Planning & Listed Building Submission for the proposal to convert existing barns plus the addition of new dwellings, providing a mixed development of 5 no. new dwellings and 4 barn conversions.

The site has the benefit of Planning Approval reference number F/21/91137, Listed Building Consent number L/21/91145 and Prior Approval reference PN/21/90993.

The applicant has extensive experience on listed buildings including the conversion of a Grade 2* Listed Building in Alton and a similar development at Razors Farm Chineham comprising of Grade 2 Listed Barns and new dwellings.

2. Site Context

The site is located to the north east of Fair Oak, on the southern side of Mortimers Lane. The main settlement boundary is to the west of the site.

The original main farmhouse recently refurbished is located to the western side of the site. (not part of this application)

The site will be accessed via the existing road access that currently serves the site.

The farm comprises a number of farm buildings with 2 of the buildings being Grade 2 listed, Granary Barn E and Barn B.

A large amount of poor quality and modern attached structures exist on the barn buildings and will be rebuilt or removed.

The original buildings form an attractive enclosure within the site and the intention is to maintain this courtyard and accompany this concept to the new housing.

The previous application did not include redevelopment of Barn F, prior approval was granted for the conversion into 5 new dwellings.

The immediate adjacent land is all countryside and farmland.

The site is not within any Flood Zone.

3. Planning History.

The site as previously noted has approval:

Proposed alterations, extensions and conversion of 4 existing agricultural barns (including a Grade II listed Threshing Barn and Grade II listed Granary) to create 4 dwellings together with the provision of associated gardens, parking, and turning areas, construction of a detached carport/bat barn, an underground pumping station and a new pedestrian footpath on the southern side of Mortimer's Lane Reference F/21/91137

Barn E has Prior approval for:

Prior notification for a change of use of Agricultural buildings to 5no. Dwelling houses and building operations reasonably necessary for the conversion. Reference PN/21/90993.

A Pre Application enquiry was submitted June 2022 for the new proposal to convert barns as approved and 5 new dwelling to replace the industrial type Barn E.

The pre application gave feedback via both the planners and the Design Panel and clearly indicated a more innovative design was required. (See appendix) The developed design response is outlined later in this report.



Sketch of Initial pre application design

The detailed design development has taken account of the comments received, has responded to the concerns, and has now provided a high quality scheme for 5 no. new dwellings, in a design of a quality to enhance the existing barns.

The alterations and extension to the barns has also been developed in conjunction with the planning officers comments.

4. Planning Policy provided by Southern Planning Practice Ltd.

Planning Policy Considerations

Relevant Planning Policies

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, and Section 70 (2) of the Town and Country Planning Act 1990, the planning policy framework relevant to the determination of the application comprises the adopted Development Plan and relevant material

considerations. Where the Development Plan contains relevant policies, applications for development which are in accordance with the plans should be allowed, unless material considerations state otherwise.

A material planning consideration is one which is relevant to making the planning decision in question (eg whether to grant or refuse an application for planning permission). The “other material considerations” relevant as per Section 38(6) of the Planning and Compulsory Purchase Act and Section 70 (2) of the Town and Country Planning Act 1990, include the National Planning Policy Framework, the Planning Practice Guidance, Supplementary Planning Documents and other local guidance. The proposed development must be assessed against planning guidance, the Development Plan and other material considerations.

The Council adopted the Eastleigh Borough Local Plan (2016-2036) in April 2022. Relevant policies for this scheme proposal include:

Strategic Policies:

S1 (sustainable development),
S2 (approach to development),
S3 (location of new housing),
S5 (New development in the countryside),
S8 (Historic environment),

Development Management Policies:

DM1 (general development),
DM2 (environmentally sustainable development),
DM3 (climate change),
DM6 (surface water management),
DM8 (pollution),
DM11 (nature conservation),
DM12 (Heritage assets),
DM13 (access),
DM14 (parking),
DM30 (internal space standards),
DM38 (funding infrastructure)

The National Planning Policy Framework (July 2021) is pertinent and in particular:

Section 2: Achieving sustainable development
Section 12: Achieving well-designed places
Section 15: Conserving and enhancing the natural environment
Section 16: Conserving and enhancing the historic environment

Eastleigh Borough Council Supplementary Planning Documents:

Quality Places;
Residential Parking Standards;
Planning Obligations
Trees & Development.

Planning Principle and Rationale for the Development

The application site comprises a number of listed buildings and barns and associated agricultural buildings on the south side of Mortimers Lane (B3037). In planning policy terms, the site lies close to but just beyond the urban edge and within the countryside whereby Policy S5 of the Local Plan sets out a restrictive approach to many new forms of development. However, there is a complex planning history associated with this site but one which is material to the determination of the application. The most relevant planning history as granted by Eastleigh Borough Council comprises:

L/20/87787	Listed Building Consent: Alterations, demolition of modern ancillary structures and conversion of Listed and curtilage listed agricultural buildings to form 2 dwellings; and conversion of Listed Granary to summerhouse with creation of new doorway (amended description).	Grant Listed Building Consent (June 2020)
PN/21/90993	Prior notification for a change of use of Agricultural buildings to 5no. Dwellinghouses and building operations reasonably necessary for the conversion	Prior Approval Granted (September 2021)
L/21/91145	Listed Building Consent application for proposed alterations, and extensions to Grade II listed Threshing Barn and attached curtilage-listed shelter shed to create 2 bedroom dwelling and restoration of the Grade II listed Granary for ancillary/incidental residential use in association with adjacent barn.	Grant Listed Building Consent (December 2021)
F/21/91137	Proposed alterations, extensions and conversion of 4 existing agricultural barns (including a Grade II listed Threshing Barn and Grade II listed Granary) to create 4 dwellings together with the provision of associated gardens, parking, and turning areas, construction of a detached carport/bat barn, an underground pumping station and a new pedestrian footpath on the southern side of Mortimers Farm	Permitted (December 2021)

There are therefore extant permissions for a total of 9 dwellings on the site. Application F/21/91137 granted permission in December 2021 for the alterations, extensions and conversion of four existing agricultural barns to create four dwellings and associated works. Listed building consent was also granted under Ref L/21/91145 for proposed alterations, and extensions to Grade II listed Threshing Barn and attached curtilage-listed shelter shed to create 2 bedroom dwelling and restoration of the Grade II listed Granary for ancillary/incidental residential use in association with adjacent barn.

Under Prior Notification Approval PN/21/90993, the change of use of an existing agricultural building to 5 no dwellings, together with such building operations reasonably necessary for the conversion works was granted in September 2021. Condition 2 of that approval requires the works to be completed within 3 years of the prior approval date to comply with Class Q of the General Permitted Development Order 2015.

Extant permissions and approvals therefore already exist for the creation of nine residential units on this site.

In the pre-application response on the proposals for amendments to the alterations and conversion of the four barns to residential use and 5 new dwellings in place of and as a more sensitive and improved response to the prior approval scheme, (Council's reference: Q/22/93337 dated 29 September 2022) the Council appears to have questioned whether the Class Q scheme was a 'realistic probability' although it goes onto confirm :

'However, because of the countryside location and nearby listed buildings, it is essential for any additional development to be of the highest quality to ensure it would respect the historic context of the site and minimize any encroachment into the wider countryside setting'

The objective of the submitted scheme is to ensure that the proposed development is of the highest quality and to ensure that it would respect the historic context of the site and have full regard to the countryside setting. However, It is considered relevant to address the correct approach to be taken to the Class Q scheme.

Following the Court of Appeal in *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314 (referred to as *Mansell*) many authorities recognise that a 'fallback' development may be a material planning consideration for an alternative development scheme and have approved schemes for replacement dwellings. In the *Tonbridge and Malling* case which allowed replacement dwellings for agricultural buildings the judge accepted that the fallback was 'realistic' (even though in that case the fallback was only a positive pre-app response). The appeal was made by an objector to the planning application that sought permission for the demolition of an existing apple store and bungalow and the construction of four detached dwellings on a site in Kent. The planning application was approved by the LPA on the recommendation of the planning officer, who considered that there was a realistic fallback position that the landowner could seek to develop the site by converting the 600 sq.m barn into three dwellings (occupying up to 450 sq.m)

and replacing the bungalow with a modern dwelling in accordance with the adopted local plan.

The case officer considered that the outcome of a scheme under Class Q would be a contrived development, whereas the submitted planning application offered a "more comprehensive and coherent redevelopment of the site". As such, the officer recommended approval, even though the site was outside any village development boundary and deemed as being in 'open countryside'. The appellant argued that the officer's view in considering fallback was not realistic because evidence submitted suggested that the applicant would not have sought to convert the apple store, as it would have been uneconomic to do so. Hence the fallback position was only a theoretical scenario that the planning committee should not have taken into account as a material consideration.

The judge considered that the site owner had clear and firm intentions to redevelop the site and that it was appropriate and necessary for the council to take this into consideration when assessing the application. He dismissed the appellants claim for a judicial review.

In upholding the original High Court judgment, the Court of Appeal (Lindblom LJ) agreed with Garnham J who stated:

"It is in my view wholly unrealistic to imagine that were all such proposals to be turned down the owner of the site would not take advantage of the permitted development provided for by Class Q to the fullest extent possible"

In light of the above, it would seem clear that both the planning permission for the conversion of the 4 existing barns as well as the approved prior approval for the conversion of the portal frame barn to 5 dwellings, have established a fallback position for the provision of 9 dwellings at the site.

The objective of the submitted scheme is to respond more sensitively both to the countryside location as well as the listed buildings on site and their setting, particularly of the large barn, to the immediate north of the modern portal frame building.

5. Historic Status

National Planning policy encourages the re use of buildings in the countryside. There are 2 Barns with Listed status, Barn E The Granary Barn and Barn B.

1.
5230 FAIR OAK MORTIMERS LANE
Granary to west of
Mortimers Farmhouse
(formerly listed as
The Granary at
Mortimers Farmhouse)
SU 51 NW 5/111 21.2.79
II GV

2.
C18. Granary on 9 straddle stones, red tile pyramid roof; weatherboarded.

Listing NGR: SU507781895
5230 FAIR OAK MORTIMERS LANE
Barn to south west of
Mortimers Farmhouse
SU 51 NW 5/110
II GV

2.
C18. Barn with red tile roof, half-hipped, central doorway, weatherboard, interior having typical double aisled sections, of 5 bays with narrower end bays.
Listing NGR: SU507781895

The text is a legacy record and has not been updated since the buildings were originally listed.

6. Summary of Proposed Barn Conversions. refer to plan & photographs.

Consent already exists for the conversions and extensions of the barns however as noted at The Design Panel the opportunity exists to make improvements.

“whilst it was noted planning consent already exists, it was felt that further improvements could be made which would better respect and reflect the original appearance and purpose of the different buildings. The revisions suggested were considered too domestic in nature and will result in diluting the agricultural character of the farm complex. It was also recommended that the internal layouts are reviewed, to ensure that internal functions and spaces are well positioned and take advantage of the surrounding views and features “

Each barn has been redesigned, layouts amended and improved extensions, based on the approved footprints but to include less domestic dormer windows, metal roof and improved use of materials where appropriate and increased and improved areas of glazing.

BARN A

Pre Application Planning Comments:

Barn A: internal reconfiguration was suggested to aid/ improve the external appearance. This could be by relocating the garage into the existing ‘machinery storage’ area and changing the location of the living/ habitable rooms, putting glazing along the western elevation (overlooking the courtyard), and removing the proposed dormers, which could be replaced by roof-lights.

Proposal:

The previous approved plan has been redesigned to avoid a land drain that runs rinse to the northern boundary, this area will now become part of the garden. The modern part is to be rebuilt with a metal clad roof and large single dormer to give a feature over the main entrance. The single storey part has been redesigned to locate bedrooms facing the pond with a glazed wall forming the corridor. Existing historic post and feature will be retained.

Large roof lights provided to the first floor bedroom.

BARN B (Listed)

Pre Application Comments:

Barn B: it was suggested to have larger roof lights as opposed to smaller ones, and to retain the existing roof form. Further details of rooflights would be required for formal consideration by the Conservation Officer. Further, the window frames in the corridor of the front outshoot would look better with more mullions to match the main barn threshing entrance and exit.

Proposal:

Rooflights are now omitted to allow space for the bat loft at high level.
High level gable glazing is provided to north and south elevations in the original structure.
The converted north wing will be provided with large area of glazing to match Barn A.
Improved glazing to the west elevation makes use of the new open aspect to the southern countryside.

The external space to Barn B is substantially improved with the new layout utilising space currently occupied by Barn E, area to the east will paved a walled kitchen garden adjacent to the kitchen and utility room.

An open car barn will also provide addition space for bat loft if required.

BARN C

Barn C is extensively as the previous consent, mainly a conversion and re cladding the internal layout has been redesign to provide inproved layout, window configuration altered and full height glazing to the east elevation behind the original structure.

BARN D

Pre Application Comments:

Barn D: there were informal discussions at DRP to completely omit the dormers and to slightly raise the overall roof height to facilitate a first floor. Again, rooflights would be more appropriate than dormers. The acceptability of raising the ridge height would be subject to reviewing amended plans

Proposal:

New dormer to be similar to Barn A with the main roof lifted slightly to provide improved headroom to first floor.

Glazing to east elevation to be set back from face to show original structure.

Single storey rebuilt extension to have metal roof to compliment other barns and the existing covered area.

BARN E

Granary Barn to be refurbished as garden building as previously approved

7. Barn F, 5 New Dwellings Design Development:

As previously stated the pre application design received some negative comment on design and layout however the principle of replacement houses to Barn F was generally supported.

The design development has therefore taken account of the planners and panel comments and developed into a more contemporary innovative and exemplar proposal.

Pre Application Comments:

Barn F: the proposed dwellings have generic elevations, which need improving. The proposals should seek to create a connection/ narrative to the setting of the listed building, potentially with a courtyard as a focal piece, thus seeking to reflect the existing layout and sensitivity of the surroundings. The materials need to be of a high-quality, and reflective of the existing palette.

o It would be suggested to provide a landscape assessment should a formal planning application be submitted.

o It was also discussed whether it was necessary for the proposed buildings to be within the footprint of the red line of Barn F. Informally it would be advised that the development does not necessarily need to fall within the footprint of Barn F, however, the development would need to be respectful in terms of its size, scale and massing, as well as its positioning within the site.

Design Panel Comments:

The effective creation of a small cul-de-sac failed to reflect or respect the character and setting of the site, resulting in a generic form of development adjoining the historic farmstead and edging the countryside. Any form of development will need to create a narrative to guide the design and reflect the form of the farmstead setting. For example, the listed buildings can be used as the focal point with an informal/organic arrangement of surrounding spaces/yards surrounding them. These spaces could be framed by buildings/structures analogous to a series of 'barns' or 'stables', or even a set of 'workers' cottages'. Whatever form is chosen, it needs to be considered as a whole with the existing farmstead, including the original farmhouse and the modern house to the east of the site. How the development relates to the wider landscape setting, including views towards the farmstead from surrounding fields, as well as views from the development to the fields beyond also needs careful

consideration.

Design Response:

The design has been developed since the Pre Application submission and now reflects the comments received.

Further interim design Development was issued to planners in November as follows:

- 1. Design Concept/Images. We have reviewed the importance of the existing barns and looked at how the whole site works together. The extensions and alteration to the existing barns will be a new design, less domestic and connect to some of the design principles of the new development. Barn A is indicated with a new extension, metal roof and new entrance gable. The issue with the storm drain dictates the location of the new extension. However this will give a garden buffer to the road. The southern wing will be amended to give a new glazed corridor facing the courtyard and bedrooms facing the more private eastern side.*
- 2. Barn B is currently cramped in by the large Barn F which is to be demolished, this gives the opportunity to open up the aspect and view to the south. The rear gable to Barn B can now be with much greater area of glass to provide views and connection to the countryside beyond.*
- 3. Barn D will follow a similar concept to be less domestic with the addition of a larger gable and higher roof.*
- 4. The new housing to replace Barn F reflect the courtyard of the existing farmstead. The layout allows improved aspect for Barn B. The new farmstead approach will be to have smaller cottages to the left as you enter the court, Plot 1 & 2 in timber cladding and metal roof to reflect a modern barn.*
- 5. The larger units are toward the southern part of the site and progress to unit 5 which is all in brick and located as the book end unit to the courtyard. Plot 4 & 5 forming the end enclosure with low level green roof wings to form an enclosure to the court but with a gap to give connection and view to the countryside beyond. The design images give an indication of character of this new court. This then allows the garden to Barn B to be much larger with a new walled garage and kitchen garden to the eastern side. Views will then be available to the countryside beyond.*
- 6. All the new single storey parts will have green roofs which will give enclosure but also give variety in scale. The elevation sketch to Plot 5 and Barn B indicates the space now provided.*

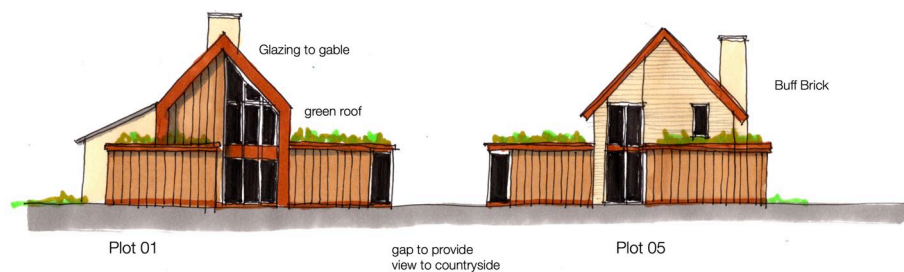
7. The material will be a modern palette of timber cladding metal roof to some, tiled roof, buff brick and clean recessed entrances.

The layout now connects to the existing barn but also connects to the countryside beyond, relating to the wider landscape.

The removal of Barn F provides significant gain to the aspect both in and out of the site of Barn B provide view and visibility from the wider countryside.



Sketch Layout during design development



Sketch Elevations during design development

Site Constraints & Opportunities.

The prior approval to provide housing within Barn F does not allow the opportunity to improve and respond to the setting of Barn B and view to and from the adjacent countryside.



View from Barn B obstructed by Barn F



View to Barn B from countryside obstructed by Barn F

Opportunity to open up the southern aspect to Barn B.
Respond to the tree protection areas.
Respond to the view to the countryside beyond.
Open up the view to Barn B from the wider countryside.
Use of modern materials to compliment and contrast to the heritage asset.

Proposal:

The proposed plan creates a new farmstead courtyard to respond to the existing heritage layout.

The dwellings are in a linear layout providing smaller units towards the entrance and larger units to the southern part facing the main countryside.

Units 1, 2 and 3 clad in dark metal cladding to reflect the agricultural feel of the site. The same cladding on roof and walls to give a sharp clean design.

Unit 4 & 5, the larger main farmhouses in a modern buff/grey brick and slate roof.

All units have single storey green roof garage parking with a similar approach to the single storey living room of Units 4 & 5 to give a degree of closure to the court whilst still providing distant views to the countryside beyond.

The simple palette of material responds to the agricultural history and setting of the site but used in a modern a clean way.

Details include use of timber louvres, recessed entrances and full height glazing provide a contemporary feel

The layout opens up the aspect to Barn B, provides a substantial garden and space for a private kitchen garden.

Landscaping and planting will compliment the design approach as per the landscape layout prepared by Anna Longley.

8. Access Statement

The main highway access will be via the existing access.

Parking is proved at a minimum of 2 spaces per unit plus visitor parking in 2 locations.

The highway and access was approved under the previous application, access and turning remains as approved. All parking is noted on the site layout plan.

The site will provide access for refuse and emergency vehicles within the site.

Cycle storage to be provided within car ports garages or garden sheds.

All units will be provided with electric car charging points.

9. Energy Assessment

The converted buildings will be built to a minimum of the current building regulation.

The new dwellings will meet current requirements for renewable energy and thermal standards. Additional measures will be considered at detail stage to include, PV panels, air source heat pump, and high levels of thermal insulation.

A full Energy Assessment will be prepared as part of the detailed design.

The main principles of Renewable energy to be adopted are:

- High levels of insulation.
- Prefabrication to be used where possible.
- Management of Internal/external water use.
- Maximum Potable water consumption to meet Code 5.
- Materials sourcing from local suppliers where possible.
- All timber to be sourced from FSC approved suppliers.

- Pre fabrication of internal fittings etc.
- Construction waste, timing of construction to limit transport.
- Lighting controls to all rooms and energy efficient fittings.
- Heat provided by air source heat pumps if appropriate.
- Porous gravel to parking areas.
- Room for home office use.
- Cycle Storage

All of these principles are incorporated in the proposals and the resulting design will achieve thermal performance well above current Building Regulation requirements and achieve minimum thermal performance well above the current building regulation requirements.

The removal of Barn F also allows the removal of a substantial area of concrete that will be replaced with permeable material.

All timber for construction to be from FSC Sourced supplies.

10. Ecology & Trees.

This application is supported by updated tree and bat reports previously approved.

The layout respect the tree protection areas.

Additional Bat loft areas are pride in Barn B and the visitor parking car port.

11. Conclusion

We are looking to continue to work with Eastleigh Borough Council in providing an high quality of design takin account all comment for Design Panel ands Planning officers. The solution offers the opportunity to remove a large modern steel framed build and replace with sustainable high quality housing.

We therefore trust that this submission can be supported.

12. Drawings Submitted:

Site Location Plan	1:1250	991-D-001
Site as Existing	1:250	991-D-002
Existing Survey Sheet 02	1:100	991-D-003
Existing Survey Sheet 03	1:100	991-D-004
Existing Survey Sheet 04	1:100	991-D-005
Existing Survey Sheet 05	1:100	991-D-006
Block Plan	1:500	991-D-007
Proposed Site Plan	1:250	991-D-008
Barn A Plans	1:100	991-D-009
Barn A Elevations	1:100	991-D-010
Barn B Plans	1:100	991-D-011
Barn B Elevations	1:100	991-D-012
Barn C Plans & Elevations	1:100	991-D-013
Barn D Plans & Elevations	1:100	991-D-014
Barn E & Visitor parking	1:100	991-D-015
New House Ground Plans	1:100	991-D-016
Mew House Upper plans	1:100	991-D-017
Elevations Sheet 01	1:100	991-D-018
Elevations Sheet 02	1:100	991-D-019
Elevations Sheet 03	1:100	991-D-020
Elevations Sheet 04	1:100	991-D-021
Visual 01 Existing	nts	991-D-022
Visual 01 Proposed	nts	991-D-023
Visual 02 Existing	nts	991-D-024
Visual 02 Proposed	nts	991-D-025
Material Images	nts	991-D-026
Landscape Planting Plan		AL.082.01

APPENDIX 01
Photographs



Barn A



Barn B



Barn B



Barn B



Barn C



Barn D



Barn D



Barn E



Barn F



Barn F



Barn F

Appendix 02
Pre Application responses.

WINCHESTER & EASTLEIGH DESIGN REVIEW PANEL

Date of meeting: 13/09/2022

Site: Mortimers Farm, Mortimers Lane, Fair Oak

Proposal: Pre-application: Proposed residential development

Planning reference: Q/22/93337

Design Review Panel Members sitting on the Panel: Hatem Nabih (Chair), Laura Locke, David Gregory & Neil Armitage

Council Officers in attendance: Summer Sharpe & Gary Osmond

Item presented by: Stephen Hurrell (Hurrell Architecture Ltd), Lynne Evans (Southern Planning Practice), Justin Long & Julian Long (Lonmer Construction)

Declarations of Interest declared: None

Comments:

Thank you for presenting to the Winchester and Eastleigh Design Review Panel (WEDRP). The Panel felt that the applicant considered buildings in isolation without formulating an overall holistic vision that adds to the intrinsic qualities of the site and its setting and the form and character of the listed buildings. Notwithstanding the existing planning and prior approval consents, the Panel wants to ensure that any architectural renovations and proposed buildings are considered collectively and in relation to the wider context. The panel believes that proposals for this site should strengthen the sense of place by enhancing the relationship between the listed buildings and the countryside while considering views to and from the site.

Looking first at the existing barns and associated structures, whilst it was noted planning consent already exists, it was felt that further improvements could be made which would better respect and reflect the original appearance and purpose of the different buildings. The revisions suggested were considered too domestic in nature and will result in diluting the agricultural character of the farm complex. It was also recommended that the internal layouts are reviewed, to ensure that internal functions and spaces are well positioned and take advantage of the surrounding views and features.

With regards to the intended replacement of the modern steel framed barn to the south of the site, it was agreed that its removal would enhance the setting

of the larger of the listed barns, improve the relationship with the adjoining countryside and provide open views to and from the historic farmstead. Ideally, the barn would be removed, and the site reinstated to open land. Although the existing prior approval for conversion to residential use was acknowledged, it is for the LPA to provide guidance as to whether an alternative form of development would be appropriate given the sensitive countryside location.

Even if an alternative residential development is acceptable in principle, that presented was not considered to be appropriate. The effective creation of a small cul-de-sac failed to reflect or respect the character and setting of the site, resulting in a generic form of development adjoining the historic farmstead and edging the countryside. Any form of development will need to create a narrative to guide the design and reflect the form of the farmstead setting. For example, the listed buildings can be used as the focal point with an informal/organic arrangement of surrounding spaces/yards surrounding them. These spaces could be framed by buildings/structures analogous to a series of 'barns' or 'stables', or even a set of 'workers' cottages'. Whatever form is chosen, it needs to be considered as a whole with the existing farmstead, including the original farmhouse and the modern house to the east of the site. How the development relates to the wider landscape setting, including views towards the farmstead from surrounding fields, as well as views from the development to the fields beyond also needs careful consideration.

This is an opportunity to bring the former agricultural buildings back into use and to reinforce the importance of the yard and its relationship with the farmhouse. However, care must be taken when repurposing such buildings so as not to lose their original character and remain respectful to their history, aspects which can easily be lost when they are forced to conform to normal domestic expectations, such as providing clearly demarcated front and back gardens, driveways and car parking. Over prominence of such domestic features would seriously dilute the historic agricultural character of the farmstead to its detriment and result in the loss of what makes it attractive and appealing to begin with.