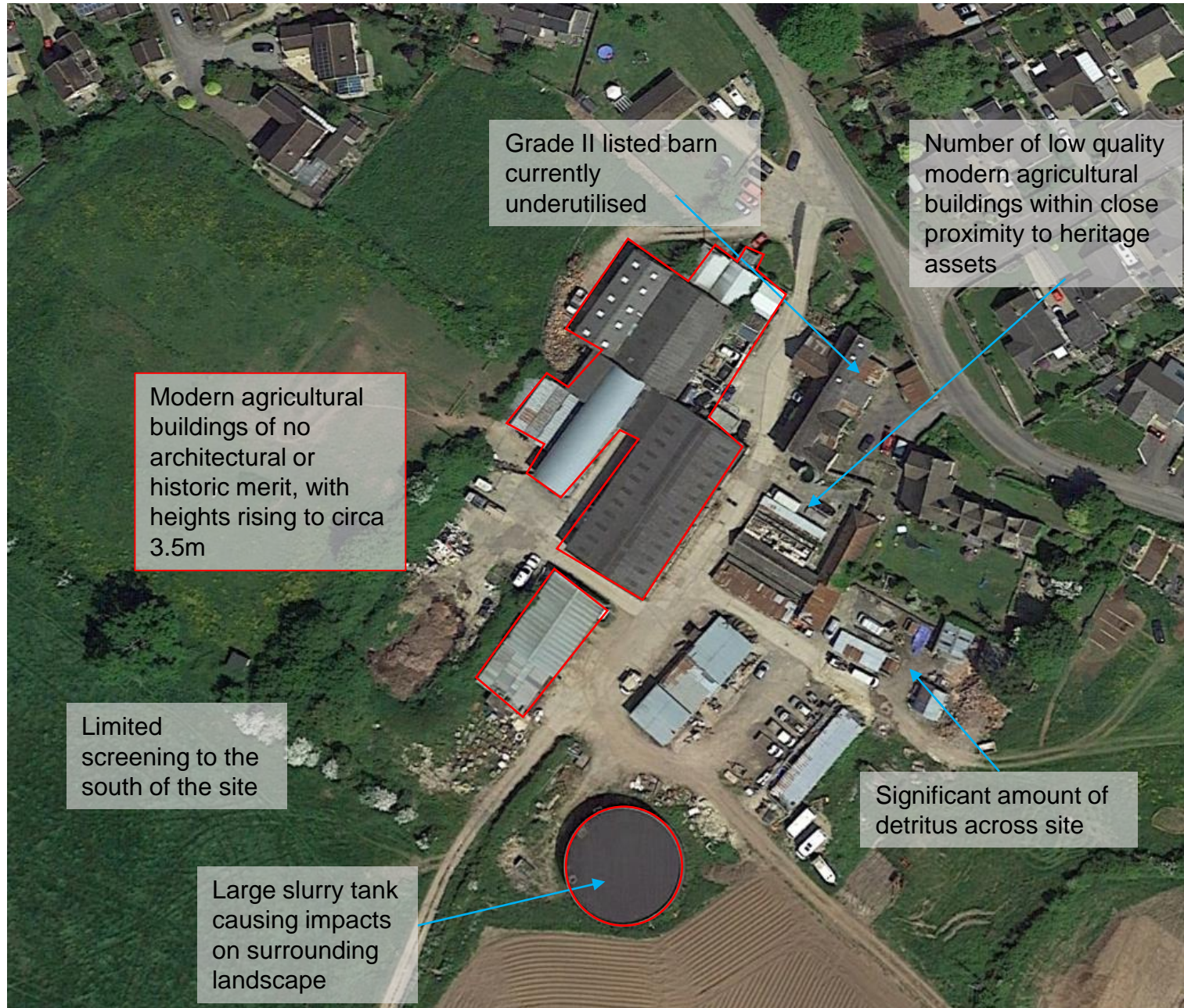


1. Existing Site Constraints



2. Comments from Helen Garside & Steering Group Heritage Assessment on initial layout - 2020

Land to the west of listed barn is considered to be less sensitive in terms of potential impact on heritage assets

Replacing the modern agricultural buildings with this development layout would visually dominate and sever the important visual and physical historic connection between the farm complex and its associated farm land, harming significance

Proposals appear to be for a new housing estate, with sketch proposals paying very little account to the historic layout, fabric and character of the site and the proposed housing would be out of character in this agricultural context.



Developing the land as proposed would result in the heritage assets virtually surrounded by development

Development does provide opportunity to preserve heritage assets, enhance their setting and avoid harm through:

- *Reduced scale of development*
- *Removal of modern agricultural buildings*
- *Ensuring design is of high quality – appearance of a small and informal group / courtyard of linked cottages, integrated with historic layout*
- *Detailed proposals for heritage assets*

3. Revised layout 2021 – updated to address Helen Garside’s comments

Undertook a **Historic England Farmstead Assessment** which formed three character areas; giving consideration to the historic character, varied forms and incorporating more modern dwellings towards the site boundaries

Design has evolved by:

- Redesigning the layout into three distinct character areas to reflect history of the site;
- Varying building heights and materials to reflect character areas
- Design evolved of conversion of listed barn, including detailed elevations and floor plans



Three character areas (with appropriate materials to reflect):

- 1) Historic “courtyard” designed dwellings
- 2) Modern vernacular farm buildings with Dutch style barns and catslides
- 3) Sensitive conversion of pre-1940s buildings and Grade II listed barn

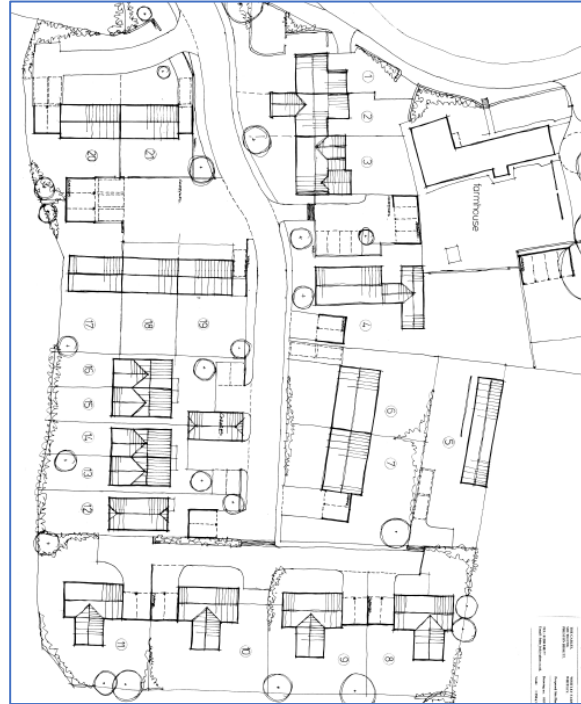
Parking has been integrated into built form with covered parking areas, instead of on-plot parking

4. Comparison between existing, initial and revised layout

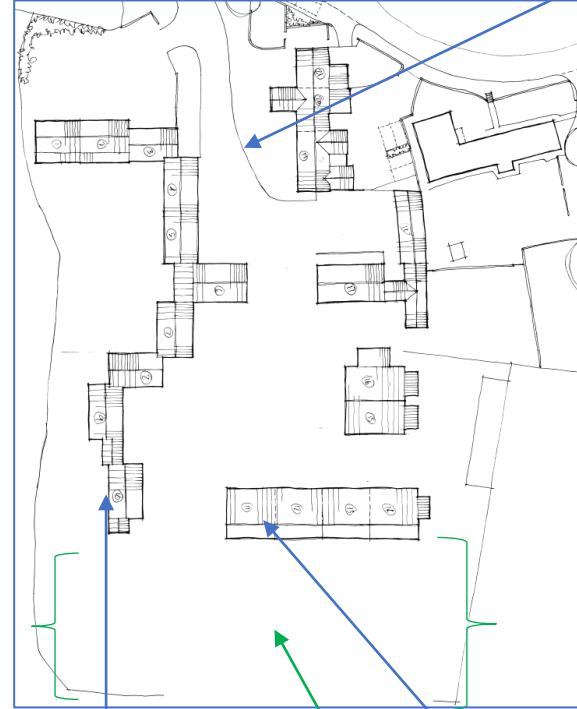
Existing site



February 2020 Layout



Updated layout 2021



Increased separation from the listed building compared with previous layouts

WC feedback:

- ✓ Incorporating modern elements would work well
- ✓ Supported the replication of historic timeline with traditional courtyard and modern buildings
- ✓ No significant heritage issues with revised layout
- ✓ Site needs to be allocated in NP to allow detailed discussions to take place – could be achieved through a broad redevelopment policy
- ✓ Agreed that a minimum of 10 dwellings on site

Varying the building layout and heights to replicate appearance of a traditional farmstead

Built form along south of site reduced, not extending beyond existing

Potential to re-orientate buildings to open up views to the countryside beyond

5. Comparison between extent of built form on existing layout and proposed

This demonstrates the modern agricultural buildings and slurry tank extend beyond proposed built form.

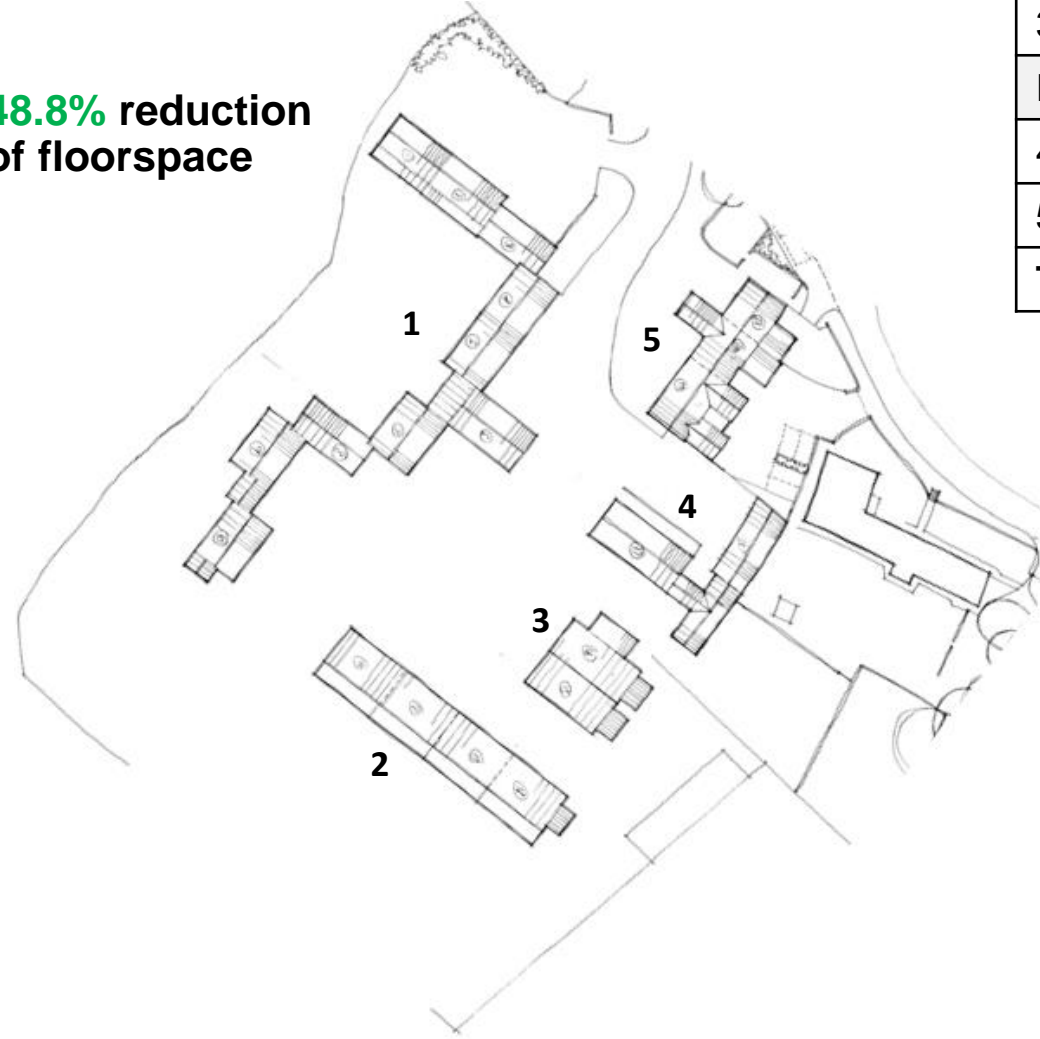


6. Comparison between floorspace of existing and proposed



Total existing floorspace: **4,285 sq m**

48.8% reduction
of floorspace



Total proposed floorspace: **2,191.3 sq m**

	Size (sq m)
1	874.1
2	430.2
3	233
Retained:	
4	256
5	398
Total:	2,191.3