



**DUNCAN CLARK & BECKETT LTD**

12a William's Walk, Colchester, Essex. CO1 1TS

e: [mail@dcbarchitects.co.uk](mailto:mail@dcbarchitects.co.uk)

t: [REDACTED]

**Heritage and Design & Access Statement**  
to support the Planning and Listed Building Application at

**Walton Hall Farm, Old Hall Road, Walton on the Naze,  
CO14 8LF.**

on behalf of

**J.W. & F.D. Eagle**



Project Ref: 3498  
Document Ref: HS  
Revision:  
Date: Feb. 2021  
Written: CM



Chartered Architectural Technologist

**DIRECTORS**

**Ian Johnson**  
**MCIAT**

[www.dcbarchitects.co.uk](http://www.dcbarchitects.co.uk)

**Clare Carrdus Richmond**  
**BA Hons, Dip.Arch RIBA**  
Chartered Architect

**RIBA** 

Chartered Practice

## **1 Introduction**

This application is for the conversion of an existing outbuilding along with the replacement of an existing adjacent outbuilding to provide new stabling and ancillary facilities within the curtilage of Walton Hall Farm.

The existing outbuildings are currently partially collapsed and used for general farm storage.

This application also includes for the removal of the existing above ground water storage tank and provision of new on site car parking.

## **2 Site & location**

Walton Hall Farm is a collection of farm buildings comprising of two Grade II listed barns, various outbuildings and farm storage areas with existing vehicular access from Old Hall Lane which is a private road.

## **3 Heritage**

Walton Hall Farm contains two Grade II listed barns as follows.

### Barn to the south of the application site.

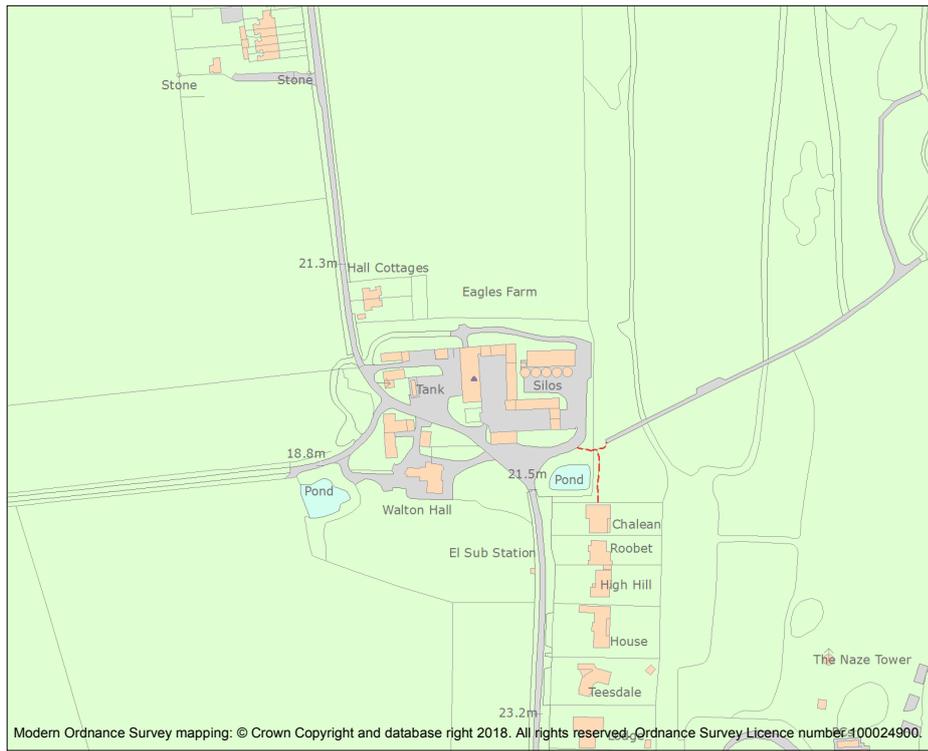
1317124

FRINTON AND WALTON OLD HALL LANE, TM 22 SE WALTON-ON-THE-NAZE  
4/90 Barn approx. 40 metres north of Walton Hall and west of barn q.v. 4/89  
GV II Barn. C18/C19 or earlier. Timber framed and weatherboarded. Red plain  
tiled roof with later outshot to south. Vertically boarded door to west wall.  
Raised floor suggests one time use as a granary.  
Listing NGR: TM2623623702

### Barn to the east of the application site.

1337141

FRINTON AND WALTON OLD HALL LANE, TM 22 SE WALTON-ON-THE-NAZE  
4/89 Barn approx. 40 metres north east of Walton Hall and east of barn q.v.  
4/90 GV II Barn. C18/C19. Timber framed and weatherboarded. Red pantiled  
roof. 3 gabled midstreys with bargeboards and finials and a gabled extension  
to north east. Lean-to extensions between midstreys. The west face with 5  
upper windows, 2 small lights and 2 doorways. A large barn of probably 11  
bays. Side purlin queen strut roof with ridge board.  
Listing NGR: TM2628223700



This is an A4 sized map and should be printed full size at A4 with no page scaling set.  
**Name:** BARN APPROXIMATELY 40 METRES NORTH EAST OF WALTON HALL AND EAST OF BARN QV 4/90

<b>Heritage Category:</b>	Listing
<b>List Entry No :</b>	1337141
<b>Grade:</b>	II
<b>County:</b> Essex	
<b>District:</b> Tendring	
<b>Parish:</b> Frinton and Walton	

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

<b>List Entry NGR:</b>	TM 26282 23700
<b>Map Scale:</b>	1:2500
<b>Print Date:</b>	1 February 2021



**4 Existing**

The existing smaller western outbuilding is single storey with gable ends and a partially collapsed timber duo pitched roof finished in remaining areas with pantiles. Three sides of the outbuilding have solid brickwork walls with various piers and buttresses. The south facing elevation is open and supported by two circular timber posts. Internally the outbuilding is divided into three bays with timber stud partitions.

The existing larger eastern outbuilding is single storey with a partially collapsed timber mono pitched roof finished with corrugated sheeting. Two sides of the outbuilding have low level concrete blockwork walls with corrugated sheet cladding above on timber framing. The south facing elevation is open and supported by six circular timber posts.

The application buildings are within the curtilage of two Grade II listed barns.

## **5 Proposed**

The proposal is to retain the existing smaller western outbuilding to provide toilet and kitchen facilities for farm staff and stable users. The remaining bay will be kept open for storage. The existing external brickwork walls will be retained with the new external walls constructed of timber frame with timber weatherboarded finish externally. The existing collapsed roof construction will be rebuilt with the existing pantiles re-used along with new pantiles to match.

The proposal is to demolish the existing larger eastern outbuilding and replace it with a new timber frame construction attached to the adjacent outbuilding to provide six new stables. The external walls will be finished with timber weatherboarding and the roof will be finished with pantiles to match the adjacent outbuilding.

## **6 Access and Car Parking**

Access to the site will be from the existing vehicular access from Old Hall Lane leading into the existing hard paved courtyard. Six new car parking spaces are provided for the stable users.

## **7 Planning**

The applicant prepared and submitted a Pre Application Enquiry to Tendring District Council in the summer of 2020. No formal officer response has yet been made, due, we understand, to personnel issues, but a site visit was made by a Heritage Consultant from Essex Place Services. The verbal feedback from this meeting was sufficiently positive for the applicant to feel confident about beginning the first stage of the proposed works. The PE was concerned with exploring potential viability for bringing the two listed barns into some form of community/leisure/recreational use, mindful of the significant tourist footfall at the adjacent Naze Education and Visitor Centre, the Naze Tower art gallery, the nature reserve, and the wider site. This application proposal was discussed as enabling works; restoring two unlisted and derelict farm buildings to generating income allowing later restoration of the listed barns.

## **8 Impact upon Heritage Assets**

The proposed works to the existing outbuilding are deemed to be beneficial due to the opportunity to restore and maintain the dilapidated building for the future.

Due to the existing outbuilding being retained and the replacement outbuilding being rebuilt in a more in keeping form the resulting impact on the existing adjacent listed barns and the immediate setting is considered slight (positive) in accordance with Section 16 of the NPPF and Historic England: Conservation Principles: Policies and Guidance and The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Second Edition).

## **9 Conclusion**

The proposed conversion of the existing outbuilding and replacement of the existing adjacent outbuilding will occasion a very limited degree of change to the setting within the site.

The existing outbuildings presently have limited use due to their dilapidated condition. The proposed conversion and replacement enables the opportunity to re-purpose the use of the buildings for the future.

This report has analysed the factors which will be occasioned by the proposal and has determined that overall minor change will occur to the setting of the site resulting in a slight beneficial impact. For the foregoing reasons the scheme substantiates the changes to the setting.



East Elevation



East Elevation



South Elevation



South Elevation



West Elevation



West Elevation



North Elevation



North Elevation



Eastern Outbuilding Internal



Western Outbuilding Internal