

DESIGN, ACCESS & HERITAGE STATEMENT

**PROPOSED CONVERSION OF FORMER STABLES TO
FARM SHOP, CAFÉ AND SHOP (CLASS E), OUTDOOR
SEATING, CAR PARKING, LANDSCAPING AND
ASSOCIATED WORKS AT:**



ELLINGHAM HOUSE, RINGWOOD BH24 3PJ

ON BEHALF OF SOMERLEY ESTATE

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

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1. INTRODUCTION

- 1.1 This Design and Access Statement has been prepared by RAW Planning Ltd to accompany a Planning and Listed Building Consent Application which is submitted on behalf of Somerley Estate (“The Applicant”). The application relates to the former stables at Ellingham House, Ellingham, Ringwood BH24 3PJ (“The Application Site”).
- 1.2 Planning and Listed Building Consent is sought for: *“Conversion of former stables to farm shop, café and shop (Class E), car parking, landscaping and associated works.”*
- 1.3 The former stables are unlisted, but arguably fall within the curtilage of Grade II listed Ellingham House, which is located to the west of the stables. As the stables were built prior to 1948, they are deemed to be ‘curtilage listed’ and protected by the same legislation as listed buildings. Ellingham House and associated surrounding land is owned by the Applicant.
- 1.4 This Design and Access Statement provides a description of the proposals, as well as identifying the Legal and Planning Policy Framework within which it should be considered.
- 1.5 Section 2 provides a description of the application site and the surrounding area. Section 3 sets out the development proposals. The Planning Policy Framework that is applicable to the application is provided in Section 4. Section 5 provides a reasoned justification for the development being proposed in planning policy terms, Section 6 addresses heritage implications, and Section 7 sets out the conclusions.
- 1.6 The Statement should be read in association with the following plans prepared by CPL Architecture:
- Location Plan dwg no: 2112_50A
 - Existing Site Plan dwg no: 2112_60A
 - Proposed Site Plan dwg no: 2112_80C
 - Existing Plan dwg no: 2112_100
 - Proposed Plans dwg no: 2112_101B
 - Existing Elevations dwg no: 2112_200
 - Proposed Elevations dwg no: 2112_201A;
- and
- Ecology Assessment and Biodiversity Plan, prepared by Peach Ecology.
 - Arboricultural Impact Assessment, prepared by SJ Stephens.
 - Transport Statement by Nick Culhane

2. THE APPLICATION SITE

- 2.1 The application site is located in Ellingham, which is a small settlement located on the western side of Salisbury Road, and close to the Blashford Lakes Nature Reserve.
- 2.2 Ellingham is home to several dwellings, a Church, a day nursery, church hall, art workshop space, Ellingham House and the stables which are subject to this application.

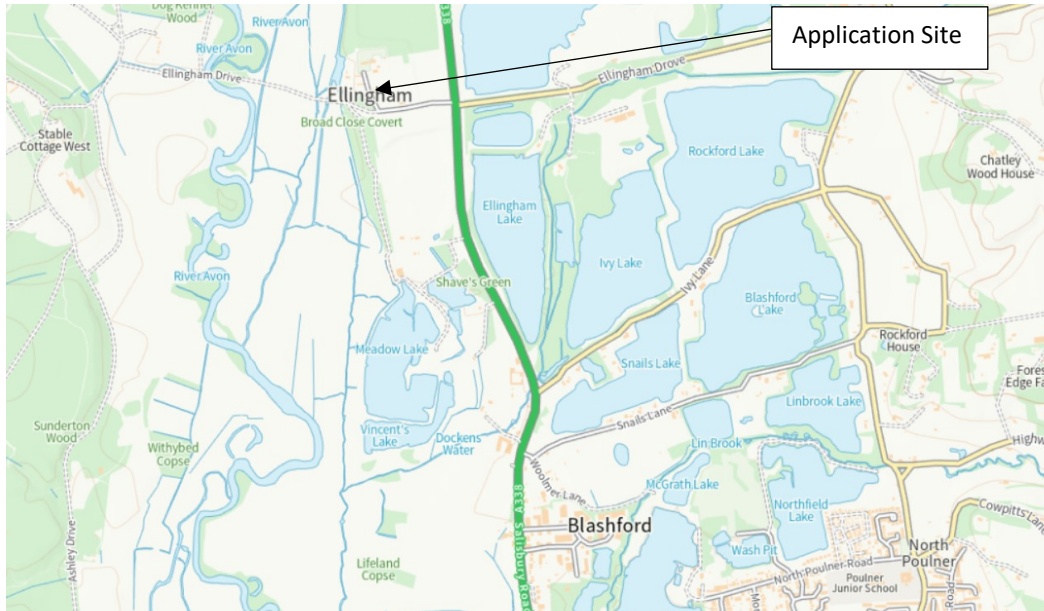


Image 1: The site in geographical context

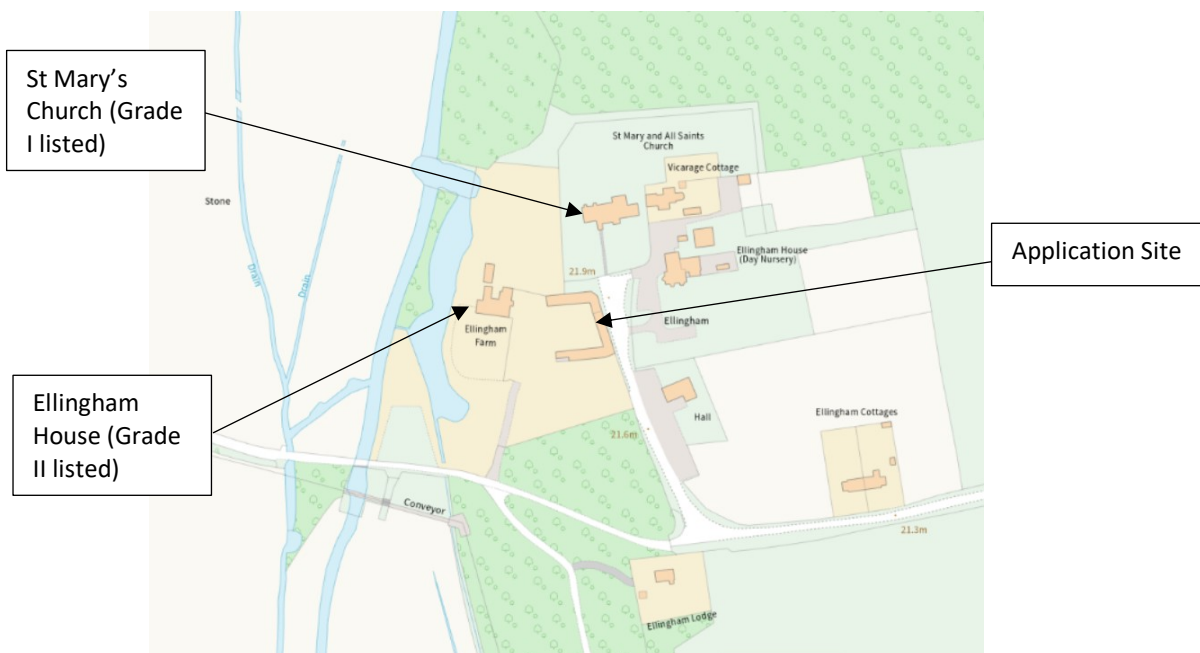


Image 2: The site in local context with other buildings in Ellingham

- 2.3 The stables are largely single storey, with a small section of 1.5 storey built form. They are constructed of brick with a slate roof. There are a number of existing door openings, commensurate with its original use, and high level window openings, as visible in Image 3 below.



Image 3: Internal courtyard view of the former stables



Image 4: View looking north with Ellingham House visible to the west

- 2.4 The stables are in good structural condition, having been well maintained over the years by the Applicant.



Image 5: Gable end of stable with timber cladding visible.



Image 6: Internal courtyard view

- 2.5 The vehicular access into the site is via Ellingham Drive to the south, which links directly to the Salisbury Road which runs north-south. The visibility along the stretch of the A338 Salisbury Road at the point of the junction with Ellingham Drive is very good in both directions.
- 2.6 The Application Site is accessible by public transport, with the bus stop located on the A338. The relevant bus route is the X3 (Salisbury – Ringwood – Bournemouth) with regular week day and weekend services in operation. The Application Site is a short walk (c. 400m) along Ellingham Drive from the bus stop.



Image 7: View of junction into Ellingham on the left



Image 8: View of visibility looking northwards along the A338 with bus stops visible on both sides of the road.



Image 9: View of visibility looking southwards along the A338

- 2.7 On driving to the Application Site, the approach is via Ellingham Drive which is signposted to St Mary's Church. Image 10 below is taken from the approach into Ellingham, with the access drive into the Application Site visible on the left.



Image 10: Vehicular approach to the Application Site

- 2.8 Full details of means of transport and highways matters are dealt with in a separate Transport Statement report by Nick Culhane Highway Consultant.
- 2.9 Further information regarding the Application Site and its relationship with Ellingham House is set out at Section 5.

3. THE APPLICATION PROPOSALS

- 3.1 The application seeks to convert the former stables into a modest complex of retail, café and farm shop uses. The existing stables would be internally divided into three main sections accordingly. The northern 'wing' would become a retail unit measuring 117sqm in area. The central section of the 'C' shape would become a café extending to 91.5sqm, which would open up onto the central courtyard in good weather to allow for approximately ten tables for seating. Lastly, the southern section of building would become a farm shop to incorporate a butcher and cold store, extending to 127sqm. WC facilities would be provided within the floor area of the building. The Applicant is in discussion with a local butcher who it is anticipated would take on the tenancy of the Farm Shop and Café.
- 3.2 In terms of landscaping, it is proposed to lay new clay block pavements along the internal edge of the courtyard for safety and ease of walking, and a new feature tree is proposed within the centre of the grassed courtyard. The existing attractive staddle stones would be retained. A new beech hedge is proposed to delineate the curtilage of the stable building, with the existing gravel beyond the courtyard to be retained.
- 3.3 Externally, provision has been made for 27 vehicle spaces to the south of the buildings, using a permeable hoggin surface. Near to the northern section of the building, 10 cycle spaces are proposed.

Internal alterations to facilitate the conversion

- 3.4 The proposed conversion would respect the integrity and form of the stables by retaining the character of the buildings. The 'C' shaped building is predominantly single storey, with a small first floor on the north-eastern 'wing'. At the ground floor, the building is segregated into a number of small areas divided up by a series of internal walls.
- 3.5 The internal division within the building does not lend itself to any modern or viable use having last been used for cattle husbandry and milking with concrete platforms, division walls and steel pens. This use has long been obsolete and as such, the subdividing partition walls and platforms are proposed to be removed. They are of no historic merit, being constructed of breeze blocks and mass concrete. See Images 11-14 below. This enables a far greater more original space to be created and utilised to a viable use.



Image 11: Internal view of the stable building.



Image 12: Internal view of the stable building.



Image 13: Internal view of the stable building with block and concrete evident.



Image 14: Internal view of the stable building with block and concrete evident.

- 3.6 The main brickwork dividing walls will be retained and repaired with matching reclaimed brick to create the three new commercial areas within the three main sections of the building. A new insulated stud wall is proposed along the northern section to create an area designated to be kept clear for a bat roost, as advised in the Ecological Appraisal.
- 3.7 In the south eastern corner of the building, new internal stud walls are proposed to create a WC, plant room and an area designated to provide local information on tourist attractions and public transport etc in the area.
- 3.8 There are no extensions proposed to the former stable buildings.

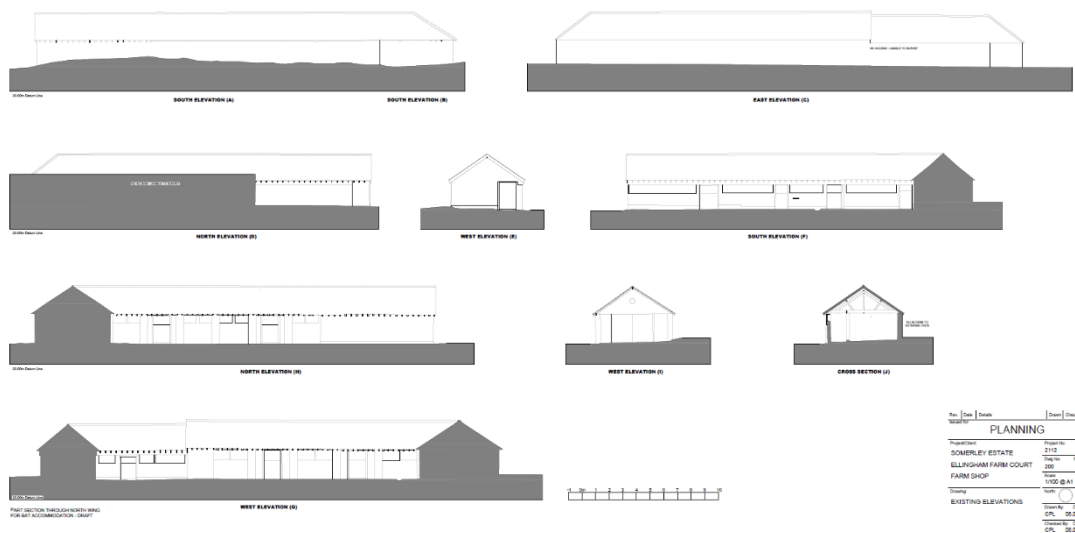


Image 15 - The existing elevations



Image 16 – The existing floor plans

External alterations to facilitate the conversion

- 3.9 All existing openings will be used to allow light into the shallow buildings, and to enable access into the three main sections. Some very minor adjustment of infill panel brickwork between main brick piers will be undertaken in four locations to form the wider apertures necessary for three doorways and one wider glazed window panel. Each of these will retain the main structural piers of brickwork as existing. All other existing structural window openings will be retained but the windows and glazed doors themselves will be replaced in powder coated aluminium. The new windows will be teamed with new painted timber shutters which would be closed when opening hours are over. The shutters will be hinged upwards to cover the new windows, which will replicate the existing shutters thereby retaining this character. The proposed elevation drawings illustrate these in both open and closed situations.
- 3.10 The rear elevations of the buildings will remain unchanged.
- 3.11 The new doors will be floor to ceiling glazed to provide light and visibility to the new retail and café uses. They are formed within existing and adjusted doorway openings (as noted above). There are no new openings proposed in the building to retain the historic fabric of the building.
- 3.12 The external brickwork on the main body of the building, together with the timber cladding of the gable ends will all be retained and repaired with like for like brickwork repair. All brick walls will be re-pointed in a suitable lime mortar commensurate with the brickwork strength. It is proposed to refurbish the existing clock on the western gable end of the southern wing. A new access hatch to encourage bats is proposed on the western gable end of the northern wing.



NORTH ELEVATION OF SOUTHERN WING
SHUTTERS OPEN



NORTH ELEVATION OF SOUTHERN WING
SHUTTERS CLOSED

Image 17 – Proposed Elevations (Part elevation – see CPLA Drg 2112/201 for full elevations).

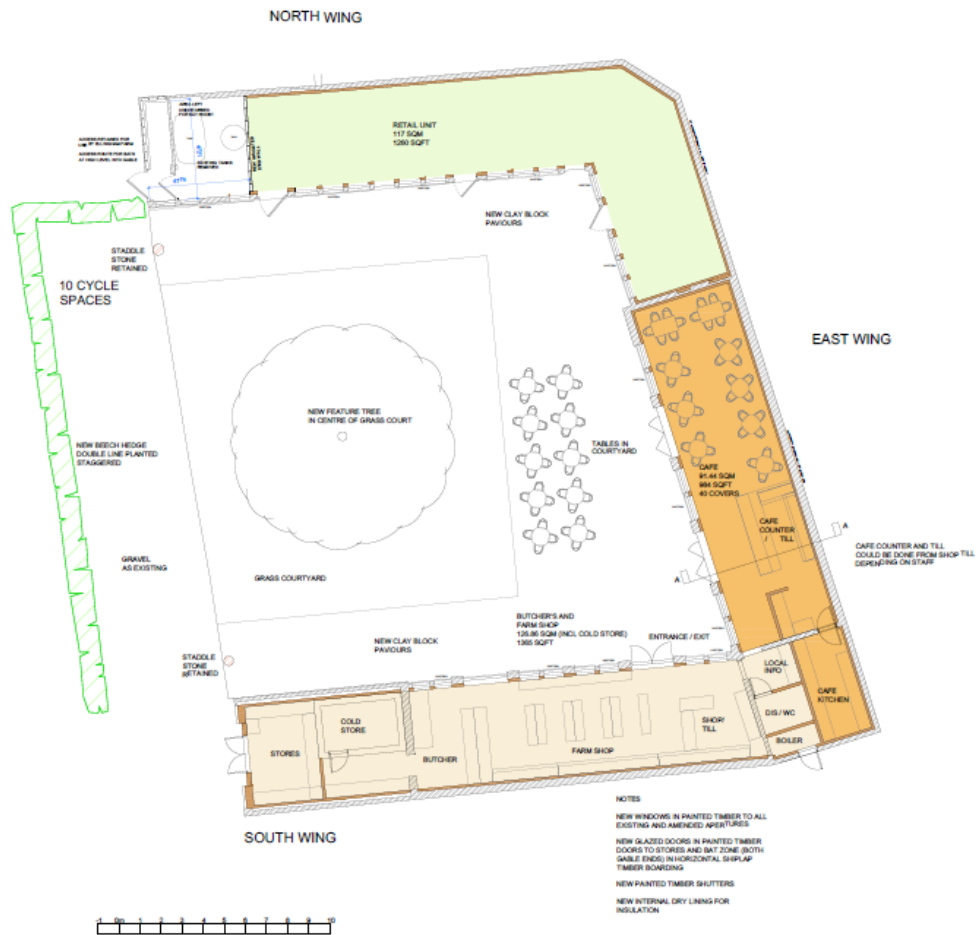


Image 18 – Proposed Floor Plan

4. RELEVANT PLANNING POLICIES

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications are determined in accordance with the Development Plan unless material indicate otherwise. The National Planning Policy Framework (NPPF) is considered to be a material consideration that attracts significant weight.
- 4.2 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Sections 66(1) and 72(1) confirms that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings and their settings, as well as the protection of the character and appearance of a Conservation Area.
- 4.3 This section refers to relevant national planning policy and guidance as well as Development Plan policies that provide the planning policy framework for this appeal that should be considered. It deals with the following layers of policy and guidance:
- National Planning Policy Framework (NPPF)
 - The Development Plan

National Planning Policy Framework (NPPF)

- 4.4 The NPPF outlines national guidance and the Government's policies on the many different aspects of planning. A third version of the NPPF was published in July 2021.
- 4.5 Paragraph 2 explains that planning law requires applications for planning permission to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.6 Paragraph 11 sets out a presumption in favour of sustainable development and states that for decision making this means approving development proposals that accord with an up-to-date development plan without delay (sub-section(c)).
- 4.7 Section 12 is entitled "Achieving well-designed places". Paragraph 126 explains that good design is a key aspect of sustainable development. Paragraph 130 sets out that planning policies and decisions should ensure that developments will add to the overall quality of their area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 4.8 Section 16 is entitled "Conserving and enhancing the historic environment". Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage

asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

- 4.9 Paragraph 84 of the NPPF sets out ways in which planning policies and decisions should support a prosperous rural economy. It states that planning decisions should enable the sustainable growth and expansion of all types of business in rural areas, both through the *conversion of existing buildings* and well designed new buildings. Sustainable rural tourism and leisure uses are supported, along with the development of accessible local services and community facilities such as local shops.
- 4.10 Paragraph 85 goes on to state that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations that are not served well by public transport. It will of course be important to ensure the development does not have an unacceptable impact on local roads.
- 4.11 Paragraph 202 states that where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimal viable use.

The Development Plan

- 4.12 The Statutory Development Plan covering the application site comprises the New Forest Local Plan Part 1 (Planning Strategy) (adopted 2020) and the Local Plan Part 2 (Sites and Development Management) (adopted 2014). There are also some saved policies from the Local Plan Part 1 (Core Strategy) which was adopted in 2009. The most relevant policies in the consideration of this application are as follows:
- 4.13 Policy STR1: Achieving sustainable development explains that all new development will be expected to make a positive social, economic and environmental contribution to community and business life. One of the key issues is to sustain and enhance the heritage, scenic and amenity value of the area. Also, new development should achieve an environmental net gain, and contribute to a diverse and thriving economy.
- 4.14 Policy STR3: The strategy for locating new development is to locate it in accessible locations that help to sustain the vitality and viability of towns and villages. Investment in villages is supported where it achieves a high standard of design and maintains and enhances the local character and amenity.
- 4.15 Policy STR4: The Settlement Hierarchy categorises Ellingham as a Small rural village. The policy states that such settlements are suitable for small scale uses appropriate in a countryside setting and that help to maintain community life. The supporting text to the policy sets out a "general guideline" definition of small scale being less than 500 sqm floorspace.

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- 4.16 Policy STR6: Sustainable economic growth supports the rural economy including low environmental impact businesses and tourism.
- 4.17 Policy ENV3: Design quality and local distinctiveness requires new development to be functional, appropriate and attractive. This is to be achieved through good architecture, landscaping, providing sufficient and well integrated car and cycle parking and incorporating environmental design measures.
- 4.18 Policy ECON8: Retail development and other main town centre uses supports retail development in the settlements identified in Policy STR4 (including Ellingham) and refers back to the saved policy CS21 (see below).
- 4.19 Policy CCC2: Safe and sustainable travel requires new development to provide sufficient car and cycle parking and incorporate infrastructure to support the use of electric cars.
- 4.20 New Forest District Council Parking Standards Supplementary Planning Document (adopted April 2022) sets out the standards for car and cycle parking for non-residential uses.

Saved policies in the Local Plan Part 1 (Core Strategy) (adopted 2009)

- 4.21 Saved Policy CS21 Rural Economy sets out a seven part strategy for the rural economy. Those matters relevant to this application include: allowing small-scale built development for employment purposes in rural settlements; supporting local business development through the conversion of existing buildings, and supporting the local delivery of services.

5. PLANNING ASSESSMENT

Principle of Development

- 5.1 The site is a curtilage listed 'C' shaped building comprising former stables, associated with Ellingham House, which is Grade II listed. It is proposed to undertake internal and external works to facilitate conversion of the buildings into Class E uses – namely a retail unit, café and farm shop. The total floorspace of the building is 335sqm.

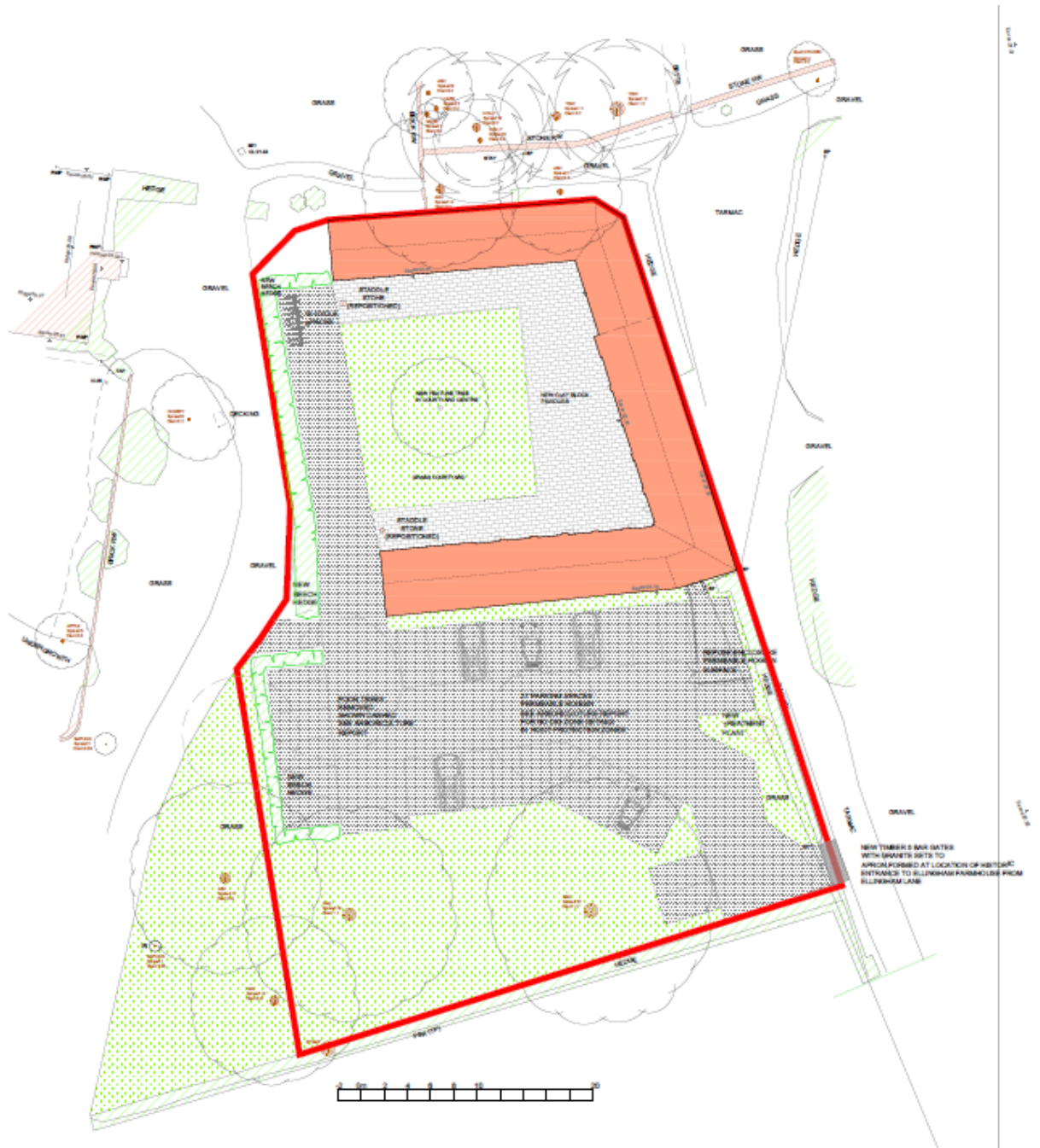


Image 19 – The proposed site plan

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- 5.2 The relevant planning policies relevant to the principle of the conversion are: Policy STR4 (The Settlement Hierarchy); Policy ECON8 (Retail development and other main town centre uses), and saved Policy CS21 (Rural Economy).
- 5.3 As set out in Section 4, Policy STR4 categorises Ellingham as a small rural village, which is suitable for 'small scale uses' that are appropriate in a countryside setting, and that help to maintain community life. 'Small scale uses' are defined as being less than 500 sqm floorspace. As the Application Site is within the identified settlement, is a use appropriate to a countryside setting, and totals a floor area that is comfortably less than 500sqm, it is submitted that the application is in accordance with Policy STR4.
- 5.4 Policy ECON8 relates to retail development and other town centre uses, allowing for these in settlements such as Ellingham. It also specifically refers back to saved Policy CS21, and allows for development which is supported by that policy. Saved Policy CS21 allows for small scale built development for employment purposes in rural settlements. The policy specifically refers to supporting local business development through the conversion of existing buildings. As such, the application meets the requirements of both Policy ECON8 and saved Policy CS21.
- 5.5 As set out in Section 4, the NPPF supports the conversion of existing buildings in rural areas to create facilities, employment and business uses.
- 5.6 On this basis, the principle of the proposed uses in Ellingham, and utilising an existing building, is supported by national and local planning policies.

Impact on Residential Amenities

- 5.7 The stable building is located opposite Ellingham Farmhouse, which is occupied on a largely seasonal basis as it is let on Air BnB. It has an established and lawful residential use. The house is owned by the Applicant, and has been the ownership of the Somerley Estate since 1822. There is no intention to sell the property, and it will be retained as a holiday let and/or for use by the family in the foreseeable future.
- 5.8 There is ample space for residents staying at Ellingham Farmhouse to access the property by foot, cycle or car and park at the northern side of the property without any impact to or from the proposed new uses.

5.9 The proposed uses would be complementary to the holiday makers at Ellingham Farmhouse. With a shop, café and butcher on their doorstep, this will inevitably be a useful addition to avoid short trips to other shops in the area and will help to boost the rural economy.

5.10 Hours of opening can be discussed with officers to ensure satisfaction that there would be minimal noise or disruption to the residents.

Potential for Linked Trips

5.11 The settlement of Ellingham contains a Church, Church Hall and a day nursery. All of these uses generate regular traffic movements on a daily basis. It is anticipated that the proposed uses will be utilised by parents dropping off/collecting children from the nursery and also for churchgoers before and after services at the Church, or activities/events at the Church Hall. These linked trips help to build on and reinforce a community.

Highways and Parking

5.12 A Transport Statement has been prepared by Nick Culhane Highway Consultant to support the application. This concludes that whilst the majority of the trips will be by car, most of these will be 'pass-by' and diverted trips that are already on the highway network. This has been demonstrated at recent planning application for a similar site within Hampshire.

5.13 27 car parking spaces and 10 car parking spaces are provided for at the site, which exceeds the New Forest District Council car parking standards contained in the Parking Standards Supplementary Planning Document (adopted April 2022). See also the separate Transport Statement.

Trees

5.14 A Tree Survey has been undertaken by SJ Stephens, and an Arboricultural Impact Assessment has been submitted with this application. This includes a Tree Protection Plan and an Arboricultural Method Statement.

5.15 It is proposed to remove three trees from the area to the south of the stable buildings in order to facilitate the car park. The survey informed that these trees are in poor condition and are likely to be suffering from ash dieback disease. Protection measures have been put in place to protect all of the retained trees, including the use of 'no-dig' surfacing where small areas of hard landscaping are required into root protection areas.

Ecology

5.16 A bat survey was undertaken which recorded a single greater horseshoe bat roosting in the building which had accessed it via a gap on the stable door. Two soprano pipistrelle bats were also recorded roosting on the ridge of the roof, under a tile. As building works would result in disturbance to the roost, a European Protected Species Licence will be required in order to proceed. This is standard practice in such situations. There are some recommendations made by the ecologist, and these have been taken forward into the design proposals – including a new roosting area with access via the gable and ensuring that no external lighting will be used where it might affect bats, their flight lines or their roost entrance.

Flooding

5.16 The Environment Agency Flood Map for the site is illustrated below.



Image 20: Extract from the Environment Agency's Flood Map for Planning

The site lies in Flood Zone 1, which has the lowest probability for flooding. The proposals for parking and hard landscape incorporate permeable surfaces. As such, no change to the flood risk will occur with the implementation of these proposals.

6. HERITAGE ASSESSMENT

- 6.1 The Planning and Compulsory Purchase Act (2004) requires that Planning and Listed Building Consent applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The policy guidance set out within the NPPF is considered to be a material consideration which attracts significant weight in the decision-making process.
- 6.2 The statutory requirement set out within the Planning (Listed Buildings and Conservation Areas) Act 1990, at Sections 66(1) and 72(1) confirms that considerable weight should be given to the preservation of the historic and architectural interest of Listed Buildings and their settings.
- 6.3 In addition, the NPPF states that the impact of development proposals should be considered against the particular significance of heritage assets such as Listed Buildings and Conservation Areas, and therefore this needs to be the primary consideration when determining the proposed application. It is also important to consider where the proposals cause harm. If they do, then one must consider whether any such harm represents 'substantial harm' or 'less than substantial harm' to the Conservation Area as a whole, in the context of paragraphs 201 and 202 of the NPPF.
- 6.4 The PPG clarifies that within each category of harm ('less than substantial' or 'substantial'), the extent of the harm may vary and should be clearly articulated.
- 6.5 The guidance set out within the PPG states that substantial harm is a high test, and that it may not arise in many cases. The PPG makes it clear that it is the degree of harm to the significance of the asset rather than the scale of development which is to be assessed. In addition, it has been clarified in both a High Court Judgement of 2013 that substantial harm would be harm that would "*have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced*".
- 6.6 Whilst the former stables do not have any intrinsic historic interest architecturally, they are curtilage listed and as such, protected by the same legislation as statutorily listed buildings. The association with Grade II listed Ellingham Farmhouse results in a historic setting (list entry number: 1350911).
- 6.7 The history of Ellingham dates back to 1086 with a varied and rich history. In 1160, William de Solers held the manor, and granted St Mary's Church to be built. Ellingham was owned by a series of landowners, with its most recent transfer being to the Earl of Normanton in 1822.
- 6.8 Ellingham Farmhouse is considered to date back to the 17th century. It was altered in the 18th and 19th century. It is a two storey building, constructed of brick quins with a slate roof. It is an attractive building of its time with a square pan, flat roof porch with double doors under a cambered arch and windows on the sides.



Image 13: Ellingham 1888-1913 (source: National Library of Scotland)

6.9 It can be seen at Images 13 and 14, that the stables were in situ in the late 1800s. An 'L' shaped building was present to the north west of the stables, although this was removed at some stage during the 20th century (see later). It also appears that the northern 'wing' of Ellingham Farmhouse was has been removed.



Image 14: Ellingham 1892-1914 (source: National Library of Scotland)



Image 15: Ellingham 1937-1961 (source: National Library of Scotland)

6.10 It is apparent that the 'L' shaped building was still in situ until the 1960s, and again in Image 16, evidence indicates that the building remained present until possibly as late as 1972.



Image 16: Ellingham 1949-1972 (source: National Library of Scotland)

6.11 The site has changed since the plan form with the recent changes including the reduction in the northern wing of Ellingham Farmhouse and the removal of the 'L' shaped building to the north west of the stable building. Other than the this, the buildings and courtyard are unchanged since the layout set out at Image 13.

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- 6.12 Externally, there will be no loss of important historic fabric, with the proposed alterations being focused on existing openings. Internally, the opened up layout will assist with flow and circulation within the building. This will not undermine the legibility of the building as a former stable.
- 6.13 The proposed internal works to open up the layout are required for the successful adaptation of the building, and would be required for any viable use. The resulting changes must be understood in the present context of the building. It is no longer part of a complex of ancillary building designed to serve the needs of a large country estate. It is therefore necessary to adapt the building to modern use that will ensure its historic fabric is maintained and better appreciated.
- 6.14 Overall, the proposed changes will not undermine the limited intrinsic architectural and historic interest of the stables, which will still be legible as an historic ancillary building of Ellingham House. By extension, its contribution to the significance of Grade II Listed Ellingham House through setting, will be sustained, albeit in a modern context.

Heritage Benefits

- 6.15 The proposed changes are also anticipated to result in some heritage benefits.
- 6.16 The replacement of the existing windows and doors with higher quality timber will enhance the external character and appearance of the building. The proposed shutters will be hinged upwards to cover the new windows, replicating the existing shutters thereby retaining this character.
- 6.17 Enhancement to the existing brickwork will be achieved through re-pointing with a lime mortar.
- 6.18 Refurbishment of the existing clock on the western gable end of the southern wing will enhance this elevation of the building.
- 6.19 Generally, the proposed works to the stable building will be accompanied by sympathetic repair works to ensure the structure is structurally sound and watertight. The repairs and works will ensure the longevity of the building's historic fabric, while the proposed adaptation to new uses will ensure the long term use and maintenance of a structure that currently has no clear functional purpose. By extension, this will sustain the legibility of the building as having an historic relationship with Ellingham House, and hence its contribution to the significance of the Grade II Listed Building through setting.

7. SUMMARY AND CONCLUSION

- 7.1 This Design and Access Statement has been prepared to accompany a Planning and Listed Building Consent application for the proposed conversion of the former stables associated with Ellingham House (Grade II listed). The buildings are therefore considered to be curtilage listed.
- 7.2 The principle of converting the buildings into retail, café and farm shop uses accord with national and local policy by virtue of the use ensuring the viable long term safeguarding of the buildings; and helping to boost the rural economy.
- 7.3 It has been demonstrated that the historic interest of the buildings derive from its historic use in association with the Grade II listed Ellingham Farmhouse. The plan layout of the stables remains unchanged since the earliest records found dating back to the late 1800s. However it is likely the main house and stables were build many years earlier.
- 7.4 The interests in the building would not be undermined by the proposed adaptation of the buildings, as they would still be legible as historic outbuildings. It has been demonstrated that the proposed alterations to the fabric and circulation of the buildings would either result in minimal loss of historic fabric or would be essential to its successful re-use. The conversion of this building which is surplus to requirements would allow its re-use in a viable manner for current and future generations.
- 7.5 The removal of the buildings from their former stable use would not result in the need to re-provide stable buildings in the locality. The proposed changes must also be understood in the context of the historic development of the courtyard and associated outbuildings, which have been altered since the early 20th century. The present day use of Ellingham Farmhouse, which is no longer part of a large working farm, and which the stables serve no functional purpose. The proposed access utilises a previous access route into the Ellingham Farm complex of buildings.
- 7.6 Moreover, the proposed changes are anticipated to result in some heritage benefits. The external character and appearance of the building would be enhanced, while the proposed ground floor partitioning will be in keeping with the historic layout and circulation. General repair works would ensure the buildings are structurally sound and watertight.
- 7.7 The proposed re-use of the buildings will ensure the long-term maintenance and longevity of the historic fabric, thereby sustaining the legibility of the buildings as a historic ancillary structure and its contribution to the significance of Ellingham Farmhouse.

- 7.8 For these reasons, the proposals are compliant with the Planning (Listed Buildings and Conservation Areas) Act 1990, historic environment policies within the NPPF, and the relevant policies of the New Forest District Council Local Plan.

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