



**WINCER  
KIEVENAAR**

CHARTERED ARCHITECTS

Newhouse Farm Conversion,  
Great Bromley

DESIGN AND  
ACCESS  
STATEMENT

Ref: 5847\_DAS  
July 2023

## ▶ 5847

Application - Full Planning Application and Listed Building Consent

**Address:**

Newhouse Farm, Hall Road, Great Bromley, Colchester CO7 7TP

**Local Authority:**

Tendring District Council

**Client:**

INOVA

**Date:**

July 2023

Wincer Kievenaar Architects Ltd.  
Market Place / Hadleigh / Ipswich / Suffolk / IP7 5DN  
T / 01473 827992  
E / [enquiries@wk-architects.co.uk](mailto:enquiries@wk-architects.co.uk)  
W / [www.wk-architects.co.uk](http://www.wk-architects.co.uk)





# CONTENTS

INTRODUCTION .....	4
SITE LOCATION.....	5
HISTORIC CONTEXT.....	6
PLANNING CONTEXT .....	7
SITE PHOTOGRAPHS.....	8
PROPOSED DESIGN.....	12
SITE STRATEGY .....	13
USE & AMOUNT .....	14
LAYOUT.....	15
SCALE AND MASSING.....	20
APPEARANCE.....	22
ACCESS .....	23

# INTRODUCTION



Great Bromley House

Workers Cottages

Stable Barn

Brick Workshop

Shelter/Lean-to

Essex Barn

This Design and Access Statement supports the Full Planning Application for the development at Newhouse Farm, Hall Road, Great Bromley, Colchester CO7 7TP to provide five new dwellings and associated private gardens and one site access point.

Newhouse Farm is a collection of listed and curtilage listed, disused barns and cottages, located on the north side of Hall Road. The site is immediately south-east of Grade II listed Great Bromley House.

This is the second phase of developing the site. This application refers to the existing buildings as follows:

### **Building 1 - Grade II Listed**

Essex Barn - Plot 10

### **Building 2 - Curtilage Listed**

Workers Cottages - Plot 9

Stable Barn - Plot 8

Shelter/Lean-to - Plot 7

Brick workshop - Plot 6

## CONSULTANT TEAM

Architecture: Wincer Kievenaar

Planning Consultant: Chris Board, ABC





## ▼ SITE LOCATION

### EXISTING SITE

The site is located on the north western edge of Great Bromley and sits within Tendring District Council. The village is located north of the A120 which provides a link to nearby Colchester.

Other local transport links include two train stations located 12 minutes drive south from the site in Great Bentley and Alresford.

The surrounding local area is mostly agricultural land with the exception of a solar power station located to the north west.

Neighbouring the site to the north east is a collection of converted agricultural barns, providing five dwellings.

Existing site access is via a track off Hall Road to the south of the Essex Barn. This access point also serves the converted agricultural barns. A second access point from Hall Road is located to the north of the workers cottages.



## ▼ HISTORIC CONTEXT



▲  
*Images from left to right:*

South elevation of the Essex Barn

South elevation of the Workers Cottages

Internal view of the Stable Barn timber frame

The existing buildings on site have been constructed in various time periods. The Grade II listed Essex Barn was constructed in the 18th Century. It is a 5 bay timber frame structure on a brick plinth with black timber weatherboarding. It has a central gabled midstray with large double doors to both the north and south elevations.

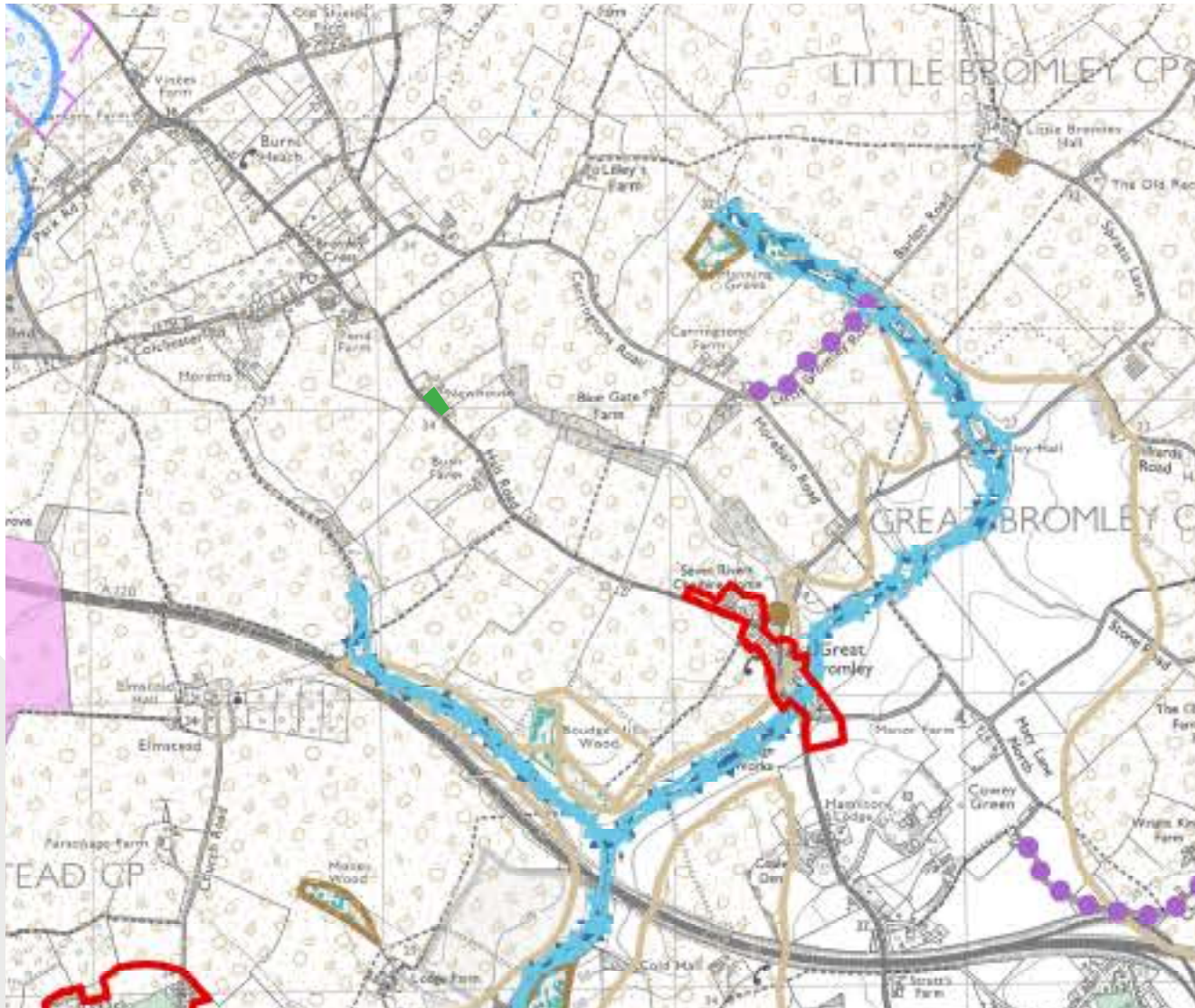
Although not listed in its own right, the Historic Building Consultant suggests that the Stable Barn was constructed in 17th century and is the earliest surviving agricultural building on site.

The neighbouring Great Bromley House is also Grade II listed. The front range was built c.1780.





## ▼ PLANNING CONTEXT



The site is identified in solid green hatch on an extract from the West Tending Policies Map.

The site is located to the north west of Great Bromley's settlement boundary (central red area) which is classified as a 'Smaller Rural Settlement' in Tending District's Local Plan.

A pre-application was submitted to Tending District Council and Essex Place Services for this proposal.

The collection of agricultural barns to the north east of the site have been subject to a Class Q conversion and are nearing completion. Planning application ref: 19/01880/COUNOT.

For a full assessment of relevant planning policy, refer to the Planning Statement prepared by Chris Board of ABC Planning.



# SITE PHOTOGRAPHS

## ESSEX BARN - PLOT 10



3 Bay cart lodge on the west end of Essex Barn



Front of the Essex Barn



East gable end view

Extension off the rear of the barn (Collapsed)



Rear of the Essex Barn



Rear access to the 3 bay cart lodge





▼  
**SITE PHOTOGRAPHS**

**COTTAGES - PLOT 9**



▲  
View towards existing dwelling on other side of Hall Road



▲  
Front of the cottages

Stable Barn (plot 8)



▼  
Rear of the cottages



▲  
Side of the cottage attaching to stables



▼  
**SITE PHOTOGRAPHS**

**STABLE BARN + SHELTER**



▲  
 Entrance to the Stable Barn



▲  
 Front of the Stable Barn. External dividing wall to be removed.



▲  
 Plot 8

▲  
 Plot 7



▼  
 Plot 6

▼  
 Rear of the Stable Barn

▼  
 Plot 9



▼  
 View of the back of the lean-to shelter towards the Essex Barn





▼  
SITE PHOTOGRAPHS

BRICK WORKSHOP - PLOT 6



▲  
Drive towards the workshop



▲  
Location of proposed car parking



▲  
Northern side of the workshop

▼  
Southern side of the workshop



▼  
Front of the Workshop



▼  
Rear of the workshop







▼  
PROPOSED DESIGN  
▶

# SITE STRATEGY

The existing divisions of the buildings have largely remained however the 2no. separate cottages have been combined in plan to form a new 3bed dwelling.

There is a new build extension off the brick workshop and an extension off the Essex barn on the existing footprint of courtyard stalls.

## Building 1

Plot 10 - Essex Barn

## Building 2

Plot 9 - Workers Cottages

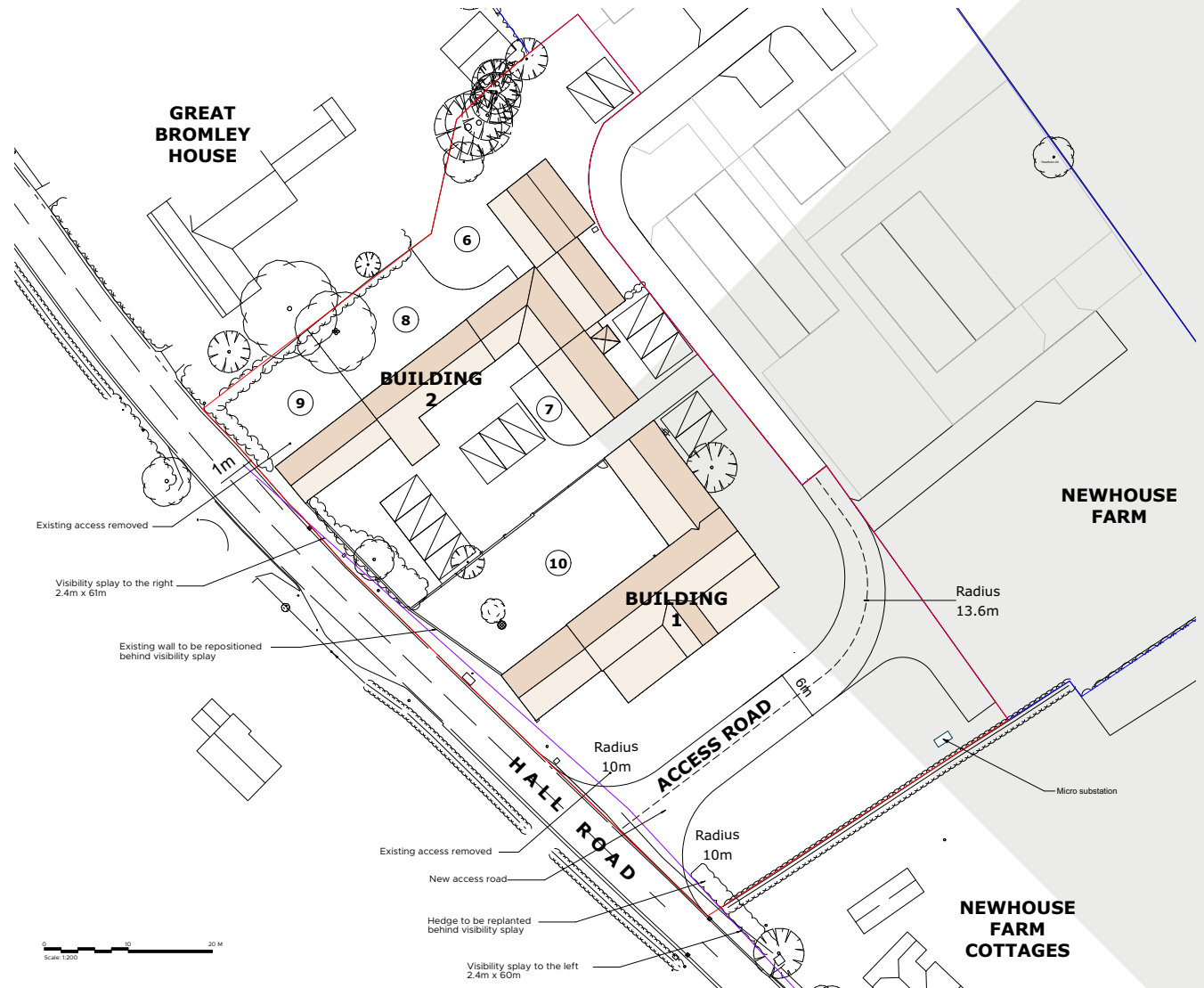
Plot 8 - Stable Barn

Plot 7 - Shelter

Plot 6 - Brick workshop (with new extension)

Dedicated parking has been provided for each dwelling.

The existing access between the cottages and Great Bromley House will be removed, reducing the impact on the listed neighbouring asset.



# USE & AMOUNT

The Proposed GIAs are:

**Plot 10 - Essex Barn, 5 bed**  
 Ground: 389.4 sq.m  
 First: 97.7 sq.m  
 Total: 487.1 sq.m

**Plot 9 - Cottages, 3 bed**  
 Ground: 64.8 sq.m  
 First: 62.7 sq.m  
 Total: 127.5 sq.m

**Plot 8 - Stable Barn, 4 bed**  
 Ground: 174.1 sq.m  
 First: 29.3 sq.m  
 Total: 203.4 sq.m

**Plot 7 - Shelter, 2 bed**  
 Ground: 74.6 sq.m  
 Total: 74.6 sq.m

**Plot 6 - Brick Workshop, 3 bed**  
 Ground: 132.3 sq.m  
 Total: 132.3 sq.m



Proposed site plan.





# LAYOUT

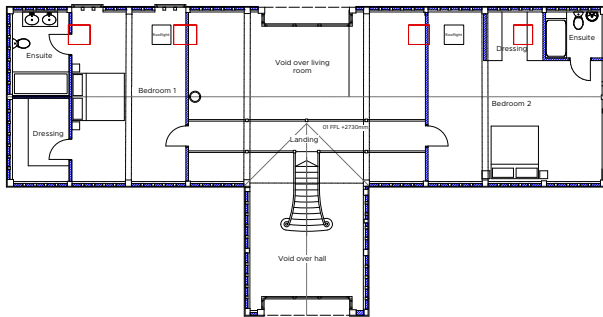
## Plot 10 - Essex Barn

The Essex Barn has five bedrooms: three on the ground floor and two on the proposed new first floor.

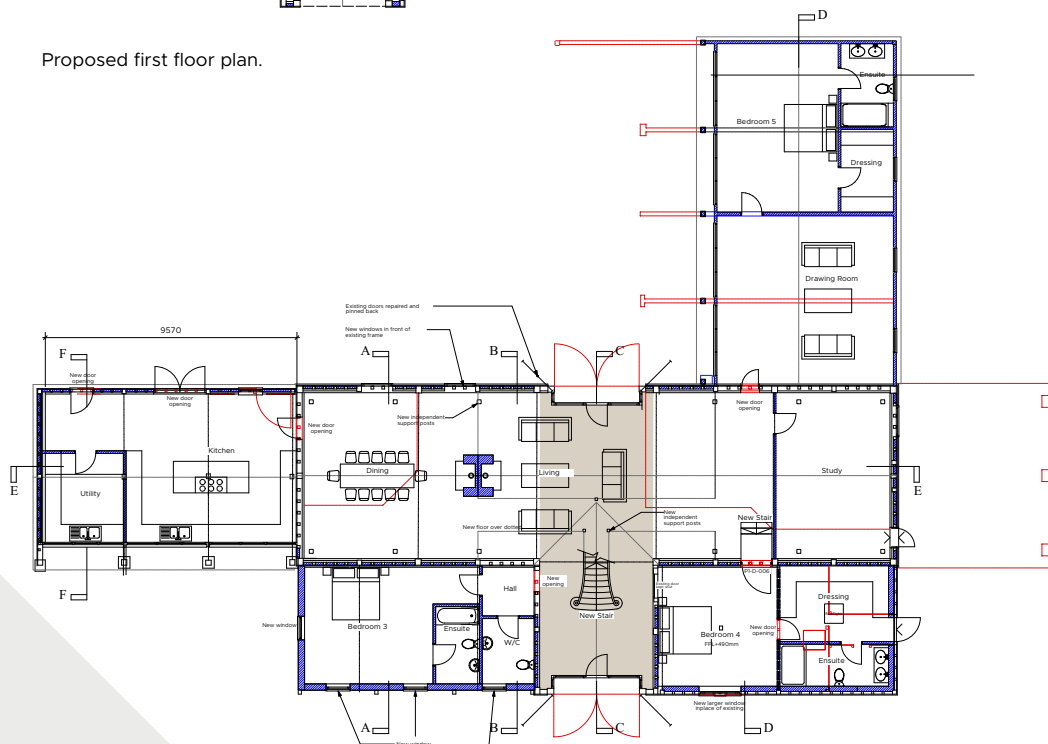
A double-sided fire place is proposed between the dining and living rooms.

The Proposed GIAs are:

Ground:	389.4 sq.m	
First:	97.7 sq.m	
Total:		487.1 sq.m



Proposed first floor plan.



Proposed ground floor plan.



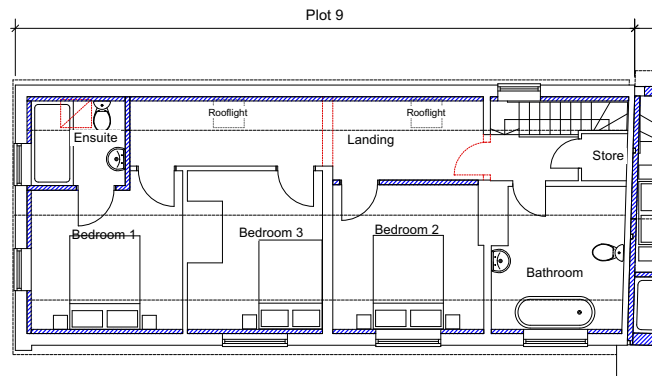
## LAYOUT

### Plot 9 - Cottages

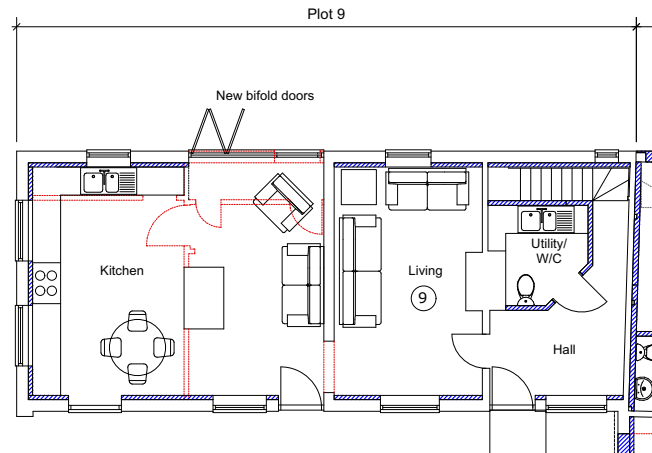
Two of the previous cottage properties will be combined via new wall openings to create a two storey, three bedroom property.

The Proposed GIAs are:

Ground:	64.8 sq.m	
First:	62.7 sq.m	
Total:		127.5 sq.m



Proposed First Floor Plan



Proposed Ground Floor Plan



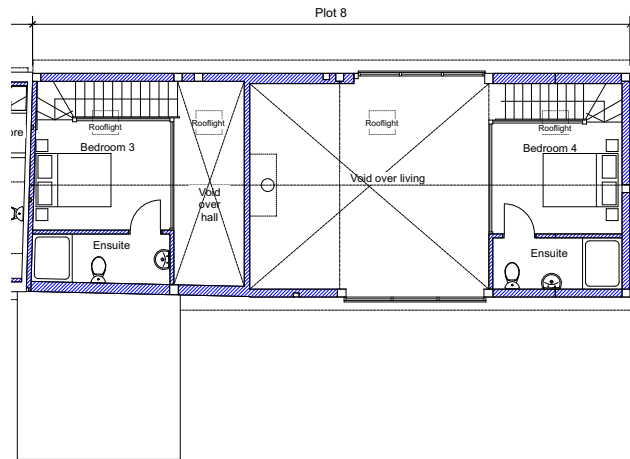
# LAYOUT

## Plot 8 - Stable Barn

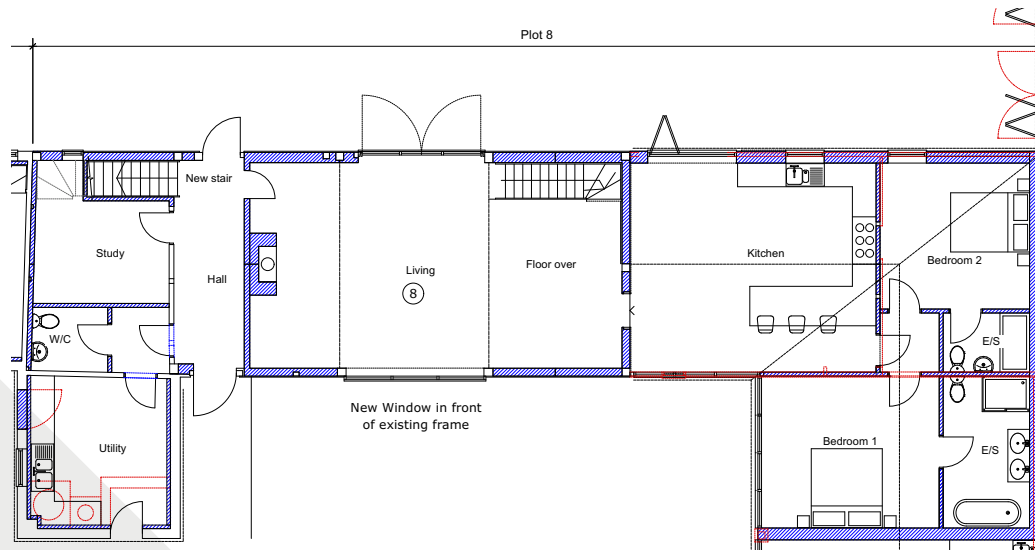
The stable barn property is formed of the double height barn and a single storey stable and will contain four bedrooms. The central, double height stable barn will have a new section of first floor created to accommodate the fourth bedroom.

The Proposed GIAs are:

Ground:	174.1 sq.m	
First:	29.3 sq.m	
Total:		203.4 sq.m



Proposed First Floor Plan



Proposed Ground Floor Plan





## LAYOUT

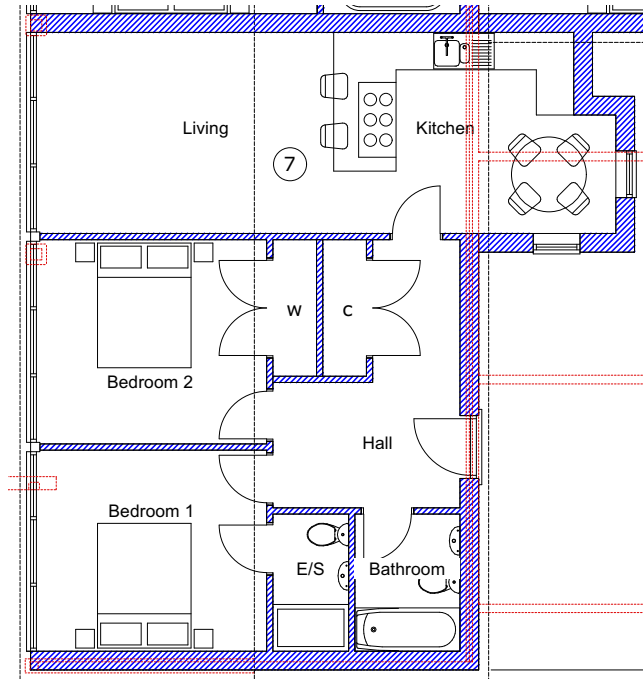
### Plot 7 - Shelter

Plot 7 is a single storey, two bed dwelling with views into the central courtyard.

The Proposed GIAs are:

Ground: 74.6 sq.m

Total: 74.6 sq.m



Proposed Floor Plan



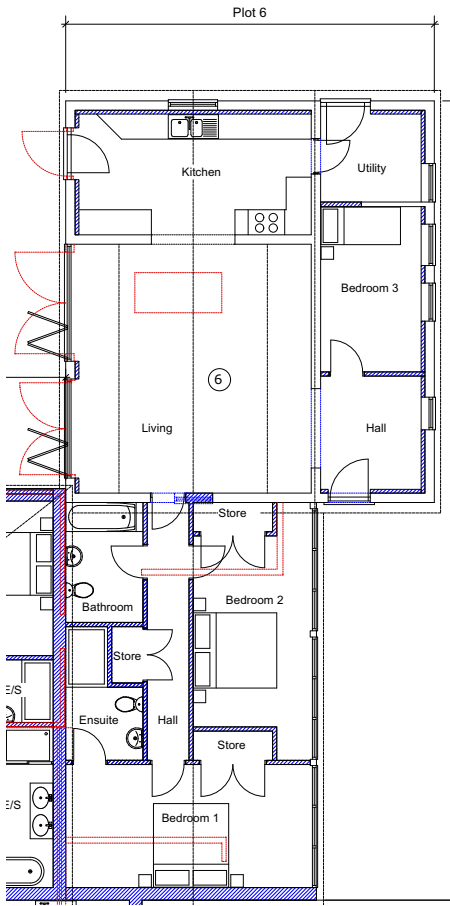
# LAYOUT

## Plot 6 - Brick Workshop

Plot 6 is a single storey, three bed property formed from the existing brick workshop and a new red brick and glazed extension to the south.

The Proposed GIAs are:

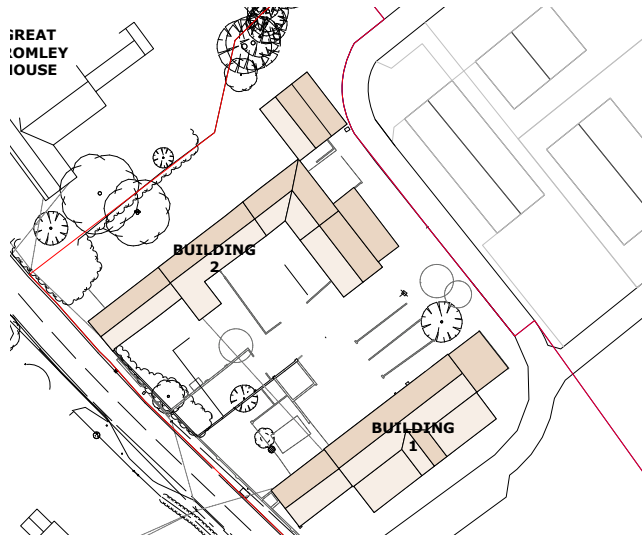
Ground:	132.3 sq.m	
Total:		132.3 sq.m



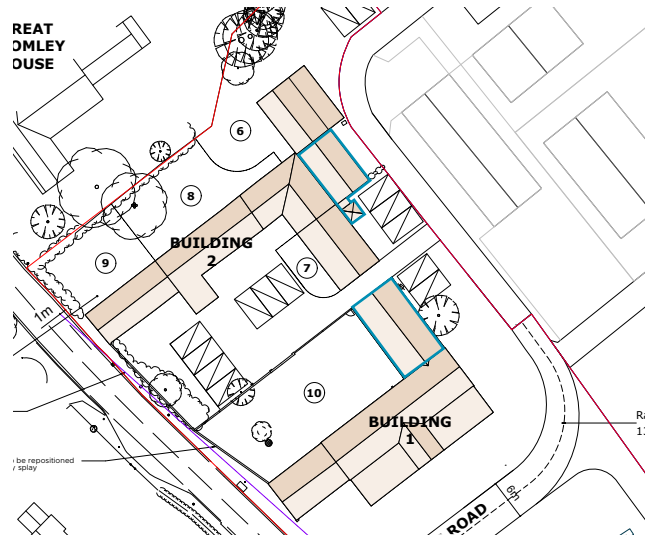
Proposed Floor Plan



## SCALE AND MASSING

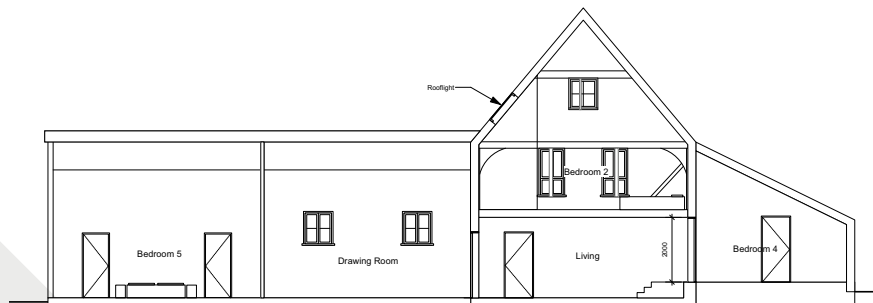


Existing site plan



Proposed Site Plan

The majority of the site's form is proposed to remain as existing. There are a few elements of extension which will be built on the footprint of previous shelters, as highlighted on the proposed site plan in blue.



Section DD through Essex Barn Plot 10





## ▼ APPEARANCE

The pallet of materials proposed is based on the existing materials that can already be found on site. These include:

- Black weatherboarding
- Red brick
- Sandstone paving for pathways
- Natural Slate roof tiles
- Corrugated metal roof
- Clay pan tiles
- Timber frame windows





## ▼ ACCESS

The single point of access to the site is proposed to come directly from Hall Road, as existing does.

Suitable visibility splays are achievable within the applicant's control. An existing brick wall that runs parallel to Hall Road will be set back to ensure sufficient visibility is gained.

A permeable paving surface is provided from the site entrance to car parking areas. From the parking areas, there is then paving to the entrance to each dwelling.



▲  
Google Street View image of site entrance from Hall Road looking North



▲  
Google Street View image of existing brick boundary wall to be set further back to accommodate visibility splay



▲  
Photo of Hall Road entrance from site



▲  
Photo of Hall Road entrance from site looking North







**WINCER  
KIEVENAAR**

CHARTERED ARCHITECTS

Wincer Kievenaar Architects Ltd.  
Market Place / Hadleigh / Ipswich / Suffolk / IP7 5DN  
T / 01473 827992  
E / [enquiries@wk-architects.co.uk](mailto:enquiries@wk-architects.co.uk)  
W/ [www.wk-architects.co.uk](http://www.wk-architects.co.uk)