

## 6.0 Building Conversion Proposals

### 6.3 Potato Store (north end)

The potato shed is the largest building proposed for conversion. The relatively modern block-work and steel trussed building offers little in historic character, and it appears to have replaced a large tithe barn. It does, however, provide a distinct eastern edge to the farmyard, creating a clear separation from this space to the more modern (and larger still) agricultural storage building to the east.

The scale of this structure offers limited opportunities for effective and long term re-use as a whole, and as such the approach has been to subdivide the structure.

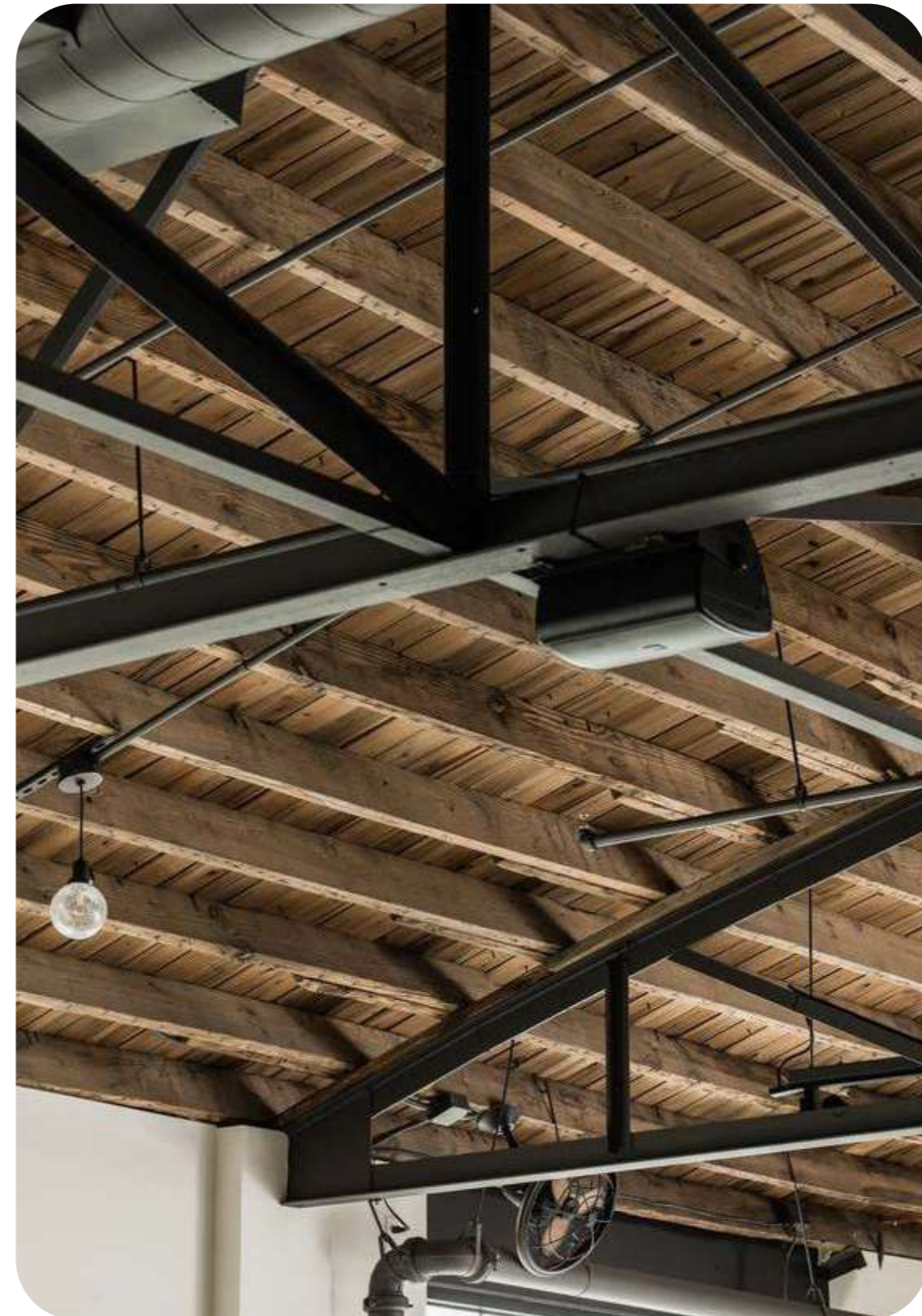
To the northern end of the building, there is limited aspect due to the proximity to the oast, farm access tracks, and the gated access to the farmyard itself. These adjacencies and orientation pose problems for holiday accommodation, but make this an ideal location for a shared amenity space.

This point is central to the proposed holiday lets, and its overlooked west facing elevation offers a good opportunity for outdoor seating.

This shared amenity space provides the opportunity for a shared amenity space, including space for various games, a seating area and WC. These collectively enrich the offering of the adjacent holiday lets.



Above top - View of inside potato store  
Above bottom - View of entrance to walled garden courtyard  
Right - Internal view of raw internal finished (precedent image)



## 6.0 Building Conversion Proposals

### 6.3 Potato Store - Amenity Space

To the north end of the potato store, a large space is accessible via an existing large scale agricultural door.

This space sits approximately central to the site layout, offering an ideal location for facilities ancillary to all of the holiday lets. Good quality amenity spaces offer longevity to this type of operation, keeping guests entertained and more likely to recommend the site to others or return themselves.

In-keeping with the agricultural character of the site, a singular agricultural scale opening is proposed to the west elevation, providing views across the west facing landscaped farmyard, and creating a strong visual connection between the shared internal and external amenity.



Proposed Ground Floor Plan



Precedent 1



Precedent 2



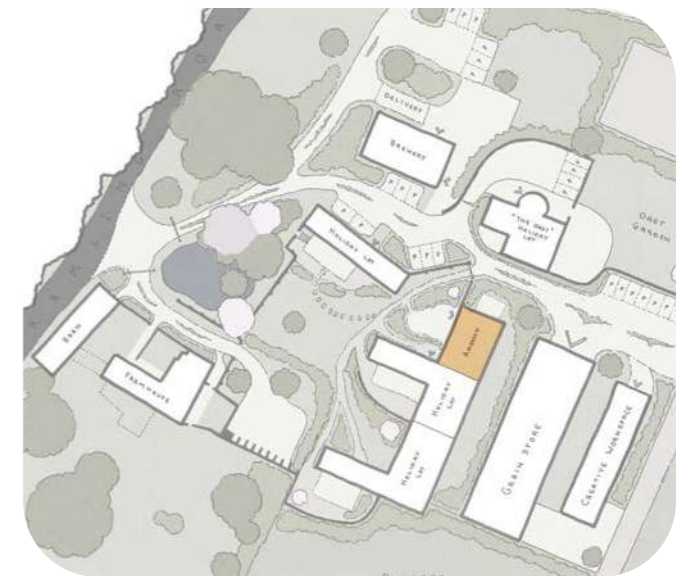
Precedent 3



Precedent 4



Proposed Elevation Materials



Proposed Site - Key Plan

## 6.0 Building Conversion Proposals

### 6.4 Potato Store & Pigery - Holiday Let 3

At the centre of the potato shed, abuts a modest stable building. Here the aspect and adjacencies are well suited to holiday accommodation, with a proposal here providing four generous double bedrooms.

To form this accommodation, these two buildings are linked by a new staircase which provides a bedroom wing to the east raised level, and an entertaining wing to the stable on the west side.

The existing stable benefits from a southern aspect and land that is sunken in on the south side. This land formation can be further enhanced with new planting and gabion retaining walls to create a more distinct sunken garden which gives a private south facing external space, accessed directly from the living areas.

Beyond the simple relationship of living and bedroom wings, some features distinct to the existing buildings have informed the layouts, and have been retained as a starting position. This includes the tack room chimney, and large agricultural doors of the potato shed which offer a richer original character than could otherwise be created.

Building on the offering from the original buildings, the primary intervention proposed is the creation of a generous bedroom wing courtyard. This courtyard void gives all the bedrooms a private, sheltered outlook which faces east, capturing morning and midday sun, and cooling the rooms in the evening. This proposed courtyard is almost entirely concealed from wider view, with the portion of roof to be removed positioned to the east side where the larger agricultural building conceals it from wider view, making this intervention relatively sensitive to the wider conservation area.



Above Left - Existing Stables gable end  
Above Right - Gable end precedent  
Right - View of Existing farmyard



## 6.0 Building Conversion Proposals

### 6.4 Potato Store & Pigery - Holiday Let 3

The potato shed has been subdivided into three units, two of which are conjoined by the existing piggyery and byre respectively. The 'L' shaped forms that result from this unification allows these units to respond directly to the south facing elevations of the piggyery and byre, whilst defining their own external spaces. This in turn limits the amount of physical division required within the farmyard, maintaining its overall character.

This unit is created through the amalgamation of the central section of the potato shed and the piggyery. At the junction of these two elements, an entrance hall provides a linch pin, subdividing shared and private spaces from one another.

The three generously proportioned bedrooms all enjoy views into a private east facing courtyard, with one also benefiting from a view into the farmyard. By looking inwardly, greater levels of privacy can be maintained, and the outward impact of the conversion of the building can be significantly lessened - a move that is especially considerate of the conservation area and nearby listed farmhouse.

To the west side, within the converted piggyery, it is proposed to form an open plan living, dining and kitchen space which enjoys its own south facing seating area. This area adopts the existing rake of the land, using gabion baskets to gently define the edge and provide a level seating space.

The openings within this portion of the plan are predominantly south facing, with the existing bays defining the elevation. This limits overlooking from the wider site and reduces the impact of new openings on the wider conservation area.



Proposed Ground Floor Plan



Precedent 1



Precedent 2



Precedent 3



Precedent 4



Proposed Elevation Materials



Proposed Site - Key Plan