

4.0 Masterplan Proposals

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4.1 Site Layout

The proposed site layout is essentially as existing, with the demolition of four structures, but no new buildings proposed.

The two large grain buildings at the north of the site are proposed to be removed (along with associated burner tank/base). These are steel and concrete buildings constructed in the later half of the C20. The grain drying building currently abutts the pre-war oast / cart shed, whilst the adjacent grain store / bin building jutting out to the north. As a pair, these large steel clad buildings have a significant impact on the appearance of the farmstead, particularly when viewed from the north.

A lightweight corrugated metal clad car port is also proposed to be removed. This green building sits within the area of hardstanding to the north of the shoot school, abutting a pre-war brick wall.

The fourth structure proposed to be removed is a modest pre-fabricated steel cabin. The structure is similar in construction to a shipping container.

Five structures are proposed to be converted to create a total of four holiday lets, with associated ancillary facilities. The holiday lets are proposed in a mix of accommodation sizes, with no proposed changes to the built footprint on the site.

The only proposed increase in volume across the site is the re-instatement of the roundels to the oast. Otherwise, conversion remains within the footprints of the existing structures - in some locations such as the cart shed openings and byre, this includes enclosing open sided structures. Where this is proposed, the elevations have been designed to retain the rhythmic and utilitarian appearance of these buildings.

Key

- 1 - Proposed Holiday Let
- 2 - Proposed Holiday Let
- 3 - Proposed Ancillary Use to Holiday Lets
- 4 - Proposed Holiday Let
- 5 - Proposed Holiday Let



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4.2 Proposed Accommodation Schedule

Unit	GF GIA	FF GIA	Total GIA	Beds
1 - Holiday Let 1 Shoot School / Stables	106sqm	-	106sqm	3B 6P
2 - Holiday Let 2 Oast / Cart Shed	171sqm	171sqm	342sqm	5B10P
3 - Holiday Let Amenity Space Potato Store	135sqm	-	135sqm	N/A
4 - Holiday Let 3 Potato Store & Pigery	159sqm	-	159sqm	4B8P
5 - Holiday Let 4 Potato Store & Byre	186sqm	-	186sqm	4B8P
6 - Cow Shed / Dairy Cow Shed / Dairy	-	-	-	-
7 - Hay Barn / Grain Store (Not part of this application)	-	-	-	-
8 - Combine Shed / Grain Store (Not part of this application)	-	-	-	-
9 - Stables Approved (CA/22/00831)	-	-	-	-

The proposed conversion of these buildings would create a wide ranging mix of accommodation with 6, 8 or 10 person options. This unit mix is derived by what each building is able to offer, allowing the conversion proposals to be proportional and appropriate to each existing building.



Conceptual Axonometric Drawing
(early design development)