

## 6.0 Building Conversion Proposals

### 6.5 Potato Store & Byre - Holiday Let 4

When combined with the byre, the remaining southern end of the potato shed forms an 'L' shape footprint with a long southern aspect that overlooks the proposed horse paddocks and wider countryside.

Here the outlook has played a significant role in the proposed layout, with living accommodation split across the levels of the byre (sunken) and potato shed (level with paddocks). The southern aspect that these spaces share feels paradoxical - being both expansive and secluded from wider view, offering a great fundamental quality.

As with the central section of the potato shed, courtyard spaces are proposed to allow light to penetrate from the east and south. This offers a rich and varied experience internally, with the living spaces operating over two levels and with a triple aspect.

Four generous double bedrooms are provided within this volume, including a separate and self contained master suite the west end of the byre.



Top - Red roofed barn precedent  
Above - Courtyard View  
Right - View of Stables, piggery & Potato Store from wildflower garden





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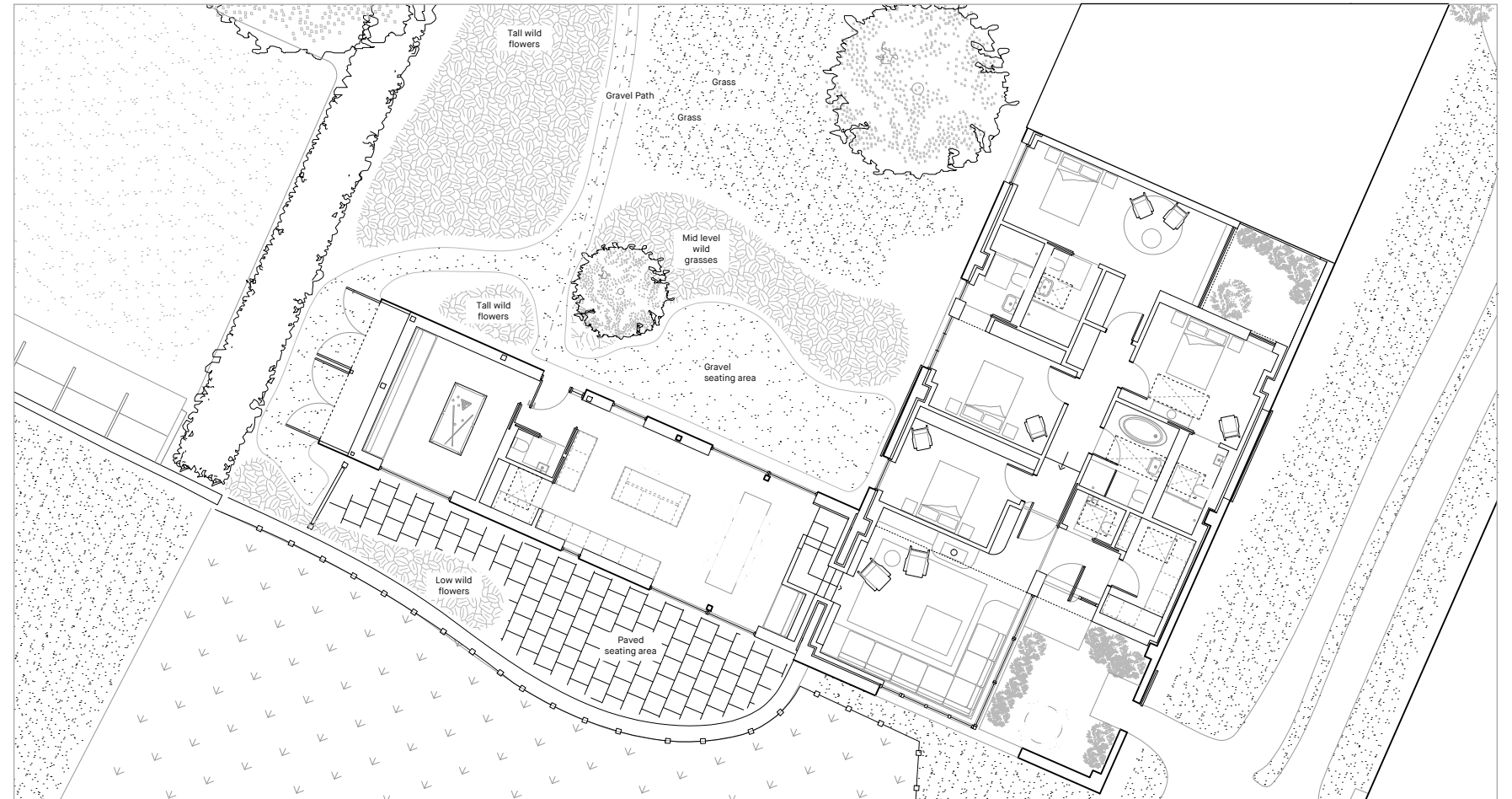
### 6.5 Potato Store & Byre - Holiday Let 4

The southern end of the potato shed and byre form unit 5, a four double bedroom unit with views over the paddocks to the south.

The plan arrangement is split across the two levels / buildings, with kitchen and dining to the lower byre, and a living and games spaces to the east side / potato shed, benefiting from courtyard openings and wider views across the landscape.

With these shared spaces in the centre of the plan, the bedrooms are pushed to the extremities of the building, creating a self-contained master suite to the western end of the byre, and three large double rooms to the north-east of this portion of the potato shed.

Similarly to the piggery, the existing topography has been considered, with proposed gabion baskets to retain earth to the south side of the byre. In doing so, a sunken external seating area will allow guests views onto the paddocks, whilst its hunkered down nature will limit wider views of it - helping to preserve the farm character and therein respect the wider conservation area.



Proposed Ground Floor Plan



Precedent 1



Precedent 2



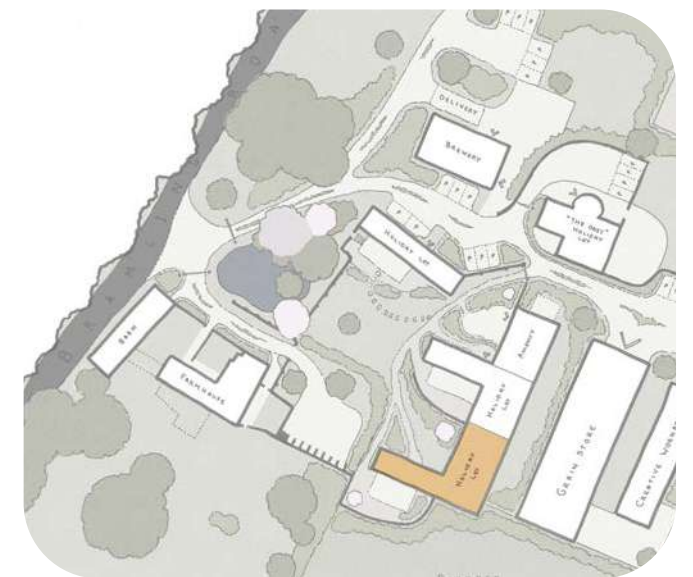
Precedent 3



Precedent 4



Proposed Elevation Materials

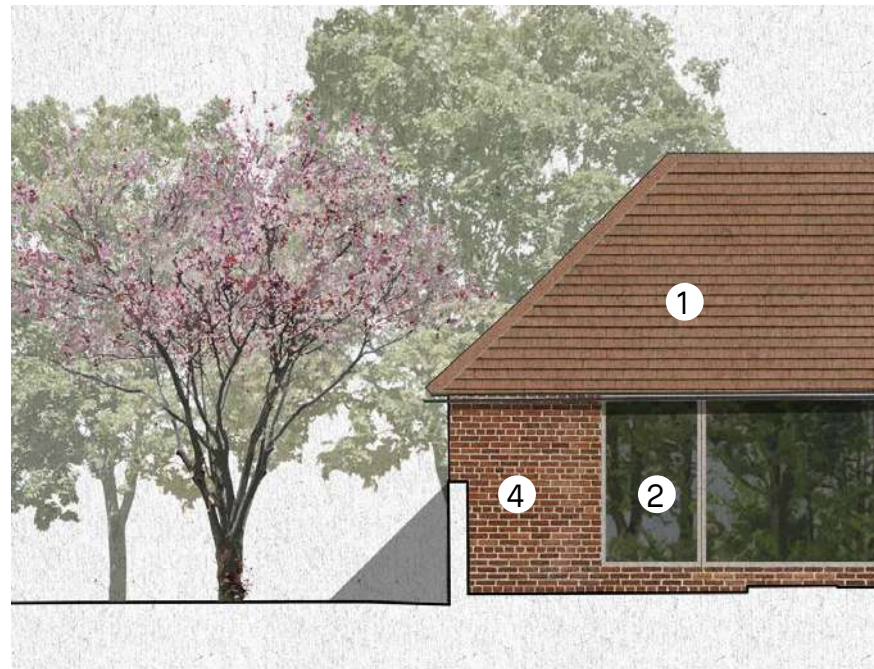


Proposed Site - Key Plan



## 6.0 Building Conversion Proposals

### 6.6 Proposed Materials



Section of shoot school coloured elevation



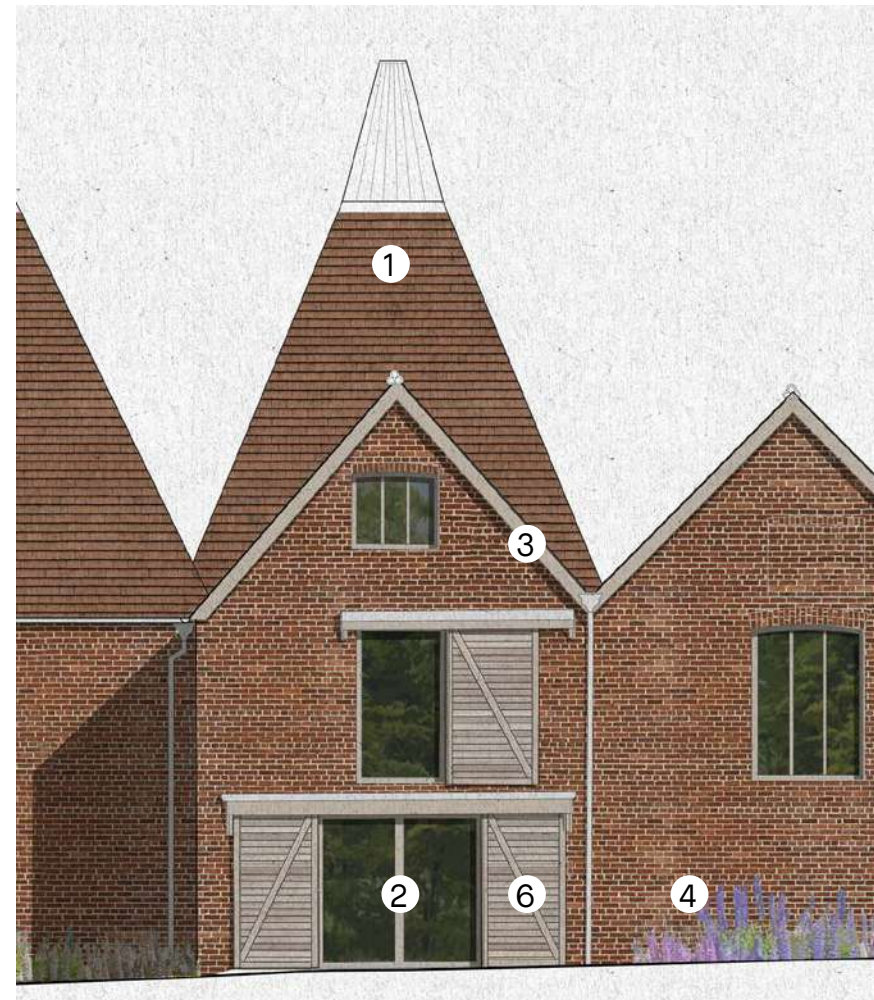
#### Proposed Materials - Shoot School

The shoot school is to remain largely similar in appearance as existing.

Brickwork is to be retained, with a limited number of new openings formed. Existing openings are to be re-used where feasible. The existing mixed mortar coverage is proposed to be raked out and re-pointed with traditional lime mortar.

The tiled roof is proposed to be dismantled, repaired as required and re-roofed using clay roof tiles, with suitably matched ridge and verge tiles. Currently the roof undulates considerably, with ridge and verge tiles mismatched to the rest of the roof, indicative of modern ad-hoc repair.

New doors and windows are proposed to be constructed in a light brown tone of aluminium, retaining the organic tones of the aged farmstead.



Section of oast coloured elevation

#### Proposed Materials - Oast

Proposals for the oast include the re-construction of the two conical roofs that historically topped the square and round oasts. Beyond that, bricked in openings are to be re-opened and existing openings glazed.

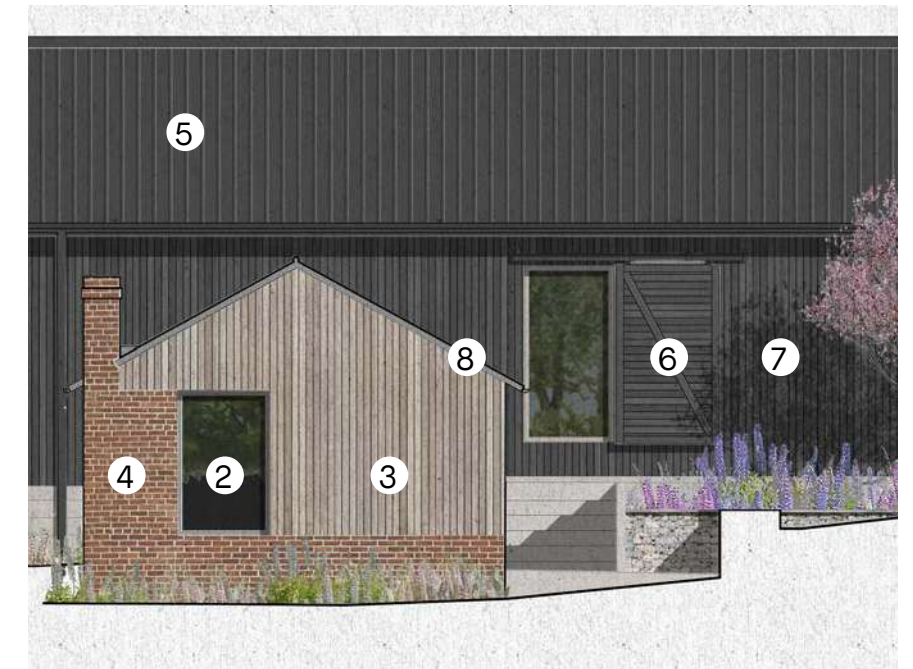
The existing pitched roofs (asbestos sheet) are proposed to be re-roofed in clay tiles, alongside the re-constructed conical roofs.

As with the shoot school, the existing brickwork mortar is proposed to be raked out and re-pointed with traditional lime mortar, elevating the appearance of the building as a whole.

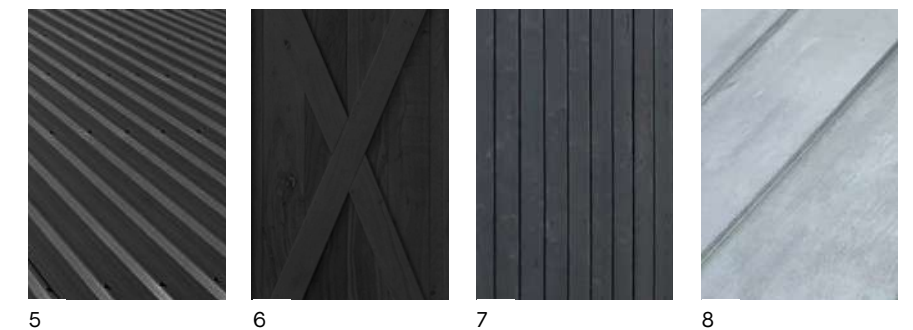
New doors and windows are proposed to be constructed in timber, retaining the organic character of the aged farmstead.

Existing (modern) metal sliding doors covering ground and first floor openings (as shown above) are proposed to be replaced with cross braced timber doors.

Details such as the barge boards are proposed to be re-conditioned (3), with the timber grain left visible (if suitable to do so).



Section of potato shed, byre & piggery coloured elevation



#### Proposed Materials - Potato Shed

To moderate the impact of the Potato Shed on the farmyard, a dark and simple palette is proposed. Near ground level, light colour blocks offer robustness, whilst the upper portions of the building are to be clad in black timber. At roof level, a wide profile box cladding is proposed, also in black.

Openings in the elevation are kept large (in keeping with the agricultural character), with sliding doors that cover these openings to be constructed in a light coloured timber to soften the overall appearance, and relate to the oast.

#### Proposed Materials - Piggery and Byre

The Piggery and Byre abut the Potato Shed, and are proposed to be clad in a light coloured, pre-aged/weathered timber such as larch. The intent of this is to break up the large potato shed elevation by offering clear contrast.

To complement the natural and traditional finishes expected within a farmyard, the roofing to these building is proposed to be natural zinc, which has a natural patina that offers texture and richness. The existing roofs are corrugated metal.

# 7.0 Summary



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The proposals offer the opportunity for the farmstead to be rejuvenated, with poor quality modern structures removed, and the remaining original character buildings restored and revitalised with building works that secure their lifespan for years to come.

Landscaping proposals build on the character, with the core farmyard intentionally arranged and screened, to provide separation from modern provisions such as parking and refuse.

These enhancements all improve the setting of the neighbouring listed farmhouse, as well its outlook.

Benefits extend beyond the confines of the farmstead, with the conversion of these buildings into holiday lets bringing economic benefits to the local area through tourism.

Neighbouring dwellings to the north of the site would benefit from the removal of vast and unsightly agricultural grain drier and storage buildings, instead the overlooking a landscaped and well maintained collection of pre-war farm buildings.

Overall, the proposals represent a significant enhancement to the area, local economy, and longevity of this farm, and should be supported by the local authority.



Proposed Conceptual Perspective view

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