

# Planning Statement

## General Permitted Development Order

The change of use of an agricultural building  
to create a single dwelling at Kemmings Hill Linhay  
Lower Yalberton, South Devon



|                   |                        |
|-------------------|------------------------|
| Application No    | P/2015/0697            |
| Document Received | 8 July 2015            |
| Plan Type         | Additional Information |
| Reference         | P2015-0697-1           |
| Version No        | Planning Statement     |
| Date On Plan      | 1 May 2015             |



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**May 2015**

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## **1.0 Introduction**

- 1.01 This Planning Statement has been prepared by Smiths Gore in support of an application falling under the Town & Country Planning (General Permitted Development) (England) Order 2015.
- 1.02 This application relates to the change of use of an agricultural building to a single residential dwelling, falling under Class Q of the General Permitted Development Order. This application is submitted on behalf of Mr Anthony Goodson ("the Applicant").
- 1.03 Detailed plans have been submitted with the application, which demonstrate that the agricultural building can be developed in such a way as to complement the local vernacular and landscape setting, whilst contributing to the housing needs of South Devon.
- 1.04 This Planning Statement provides a description of the existing agricultural building and its broader context, followed by a description of the proposed development. It then provides an assessment of the proposal against the criteria set out in the General Permitted Development Order.

## **2.0 Description of the site and its context**

- 2.01 The application site is situated approximately 300m to the south of the hamlet of Lower Yalberton, which itself is situated approximately 2km to the east of the village of Stoke Gabriel, and approximately 2km to the west of Goodrington in the district of Torbay. A Location Plan is provided at **Appendix 1**.
- 2.02 Access to the site is taken directly off the public highway over an established historic track. The route of which is clearly indicated on the 1888 ordnance survey map and remains in use today.
- 2.03 The existing building is a former linhay, and is an historic agricultural building believed to date from the early 19<sup>th</sup> century. Historic map evidence indicates the presence of the structure in 1888, and it suggests the footprint of the building has not changed. The use of the linhay originally would have been a shelter for livestock with storage for bedding and fodder above. An Existing Site Plan is provided at **Appendix 2**.
- 2.04 The plans and drawings submitted in support of this application have been prepared by Mr Luke McAdam RIBA of Harris McMillan Architecture & Design.

## **3.0 Overall concept and approach**

- 3.01 The linhay was used in the past for livestock accommodation, and more recently as ancillary agricultural storage.

- 3.02 An assessment of alternative uses has been considered, and any alternative commercial use would not be viable in this location. The only viable alternative use is considered to be conversion to residential use.
- 3.03 This proposal will secure a viable future for the building. The proposal will retain its original form and volume and will provide a useful structure in place of a building which is under threat.

#### **4.0 Condition of the Existing Fabric**

- 4.01 The linhay is of vernacular style and uses good quality materials and traditional construction, with the use of local stone and some key features of architectural interest.
- 4.02 The linhay has fallen into disuse over the last 15 years. The roof structure has collapsed whilst the main walls (including the outer walls forming an enclosure) are in good structural condition. Refer to the photographs provided at **Appendix 3**.
- 4.03 It is clear from our inspections that the building is worthy of retention, repair and restoration.

#### **5.0 Proposed development scheme**

- 5.01 The proposed development is based on the conversion of the linhay to create a single residential dwelling. The footprint will remain as the standing structure and a new roof is to be provided. The internal layout will reintroduce the upper floor level, becoming the main living area that is able to take advantage of the more elevated level and views. The lower level will be converted to provide bedroom and sanitary accommodation, and direct access to a private sheltered garden within the old livestock enclosure.
- 5.02 The accommodation provided extends to 138m<sup>2</sup> (measured internally over two floors) and suits the volume and space which the existing building offers. The layout does not require any addition to the original structure.
- 5.03 The principles of the design revolve around respecting and responding to the features and materials which give the existing building its character and importance as a heritage asset.
- 5.04 The aim of the design has been to retain the intrinsic qualities and 'feel' of the building and to maintain its contribution in the landscape. Refer to the Proposed Scheme Plan provided at **Appendix 4**, which includes works relating to the existing access, the creation of a hard standing and boundary treatments that form part of a separate planning application (submitted in parallel).

- 5.05 The design has responded to the form of the building and the proposed function. Existing openings and the pattern of openings, as proposed, relate to the best use of the structure and the form of the building. Former openings are being reinstated where they are clearly apparent.
- 5.06 The proposals achieve high standards of design, they complement the existing site, the alterations avoid unnatural additions or complex detailing and safeguard the simple character and appearance of the pre-existing fabric.

## **6.0 Key Design Principles**

- 6.01 The key design principles applied to this development scheme have revolved around respecting and responding to those features which make this linhay an important heritage asset. Refer to the Heritage Statement provided at **Appendix 5**. As such every effort has been made to maintain the character and appearance of the building where possible. Overall the aim has been to retain the intrinsic qualities of the building so as to maintain its contribution to the landscape setting in this part of South Devon.
- 6.02 The design approach has responded to the form and nature of the building. It was considered important to retain and effectively utilise the existing pattern of openings and to design the internal layout in a way which makes the best use of the structure and form of the building.
- 6.03 The proposed conversion scheme put forward within this submission achieves a high standard of design which safeguards the unique character and appearance of the former linhay.
- 6.04 The creation of this residential space confirms the future of the building which is of some architectural interest. The development reuses a disused structure and comprises an enhancement of the immediate surroundings and a 'repair' of the landscape.
- 6.05 We have assessed the significance of the existing retained structure and the proposals identify the proportion of the existing fabric which is to be retained. The design of the building responds to the local character in terms of materials and context.
- 6.07 The proposals take fully into account the desirability of new development and use which makes a positive contribution to the character and local distinctiveness, and respects the existing and pre-existing fabric in terms of scale, height, massing, alignment, materials and use.

- 6.08 The design principles stated in the supplementary planning documents have been followed in terms of the re-use of existing materials, the sensitivity of design of window openings, the details of joinery in those openings and the materials used in terms of wall finishes and roof coverings.
- 6.09 The reuse and reconstruction of rural buildings complies with the relevant policies in that the quality of the existing fabric is acknowledged and noted, and the use of the building as domestic accommodation will make a positive contribution to the surroundings.
- 6.10 The conversion and re-use of rural buildings is an inherently sustainable method of development as it is far less intrusive to adapt an existing building than it is to introduce an entirely new building. This is especially the case within rural areas where planning policies aim to conserve or enhance the landscape setting. Such schemes are a good way of making the most efficient use of existing resources and reducing pressure on greenfield land. They can make an important contribution to rural economies by generating diverse sources of employment space, and to rural communities by providing new homes.

## **7.00 Impact on the landscape**

- 7.01 The form, bulk and general design of the building are in keeping with its surroundings. The re- use of the building as proposed and its curtilage will not be visually intrusive.
- 7.02 The building is accessible and the proposed use will not harm the environment.

## **8.0 Biodiversity & Arboricultural Considerations**

- 8.01 A Phase 1 Habitat Survey has not been commissioned to explore the potential of the existing buildings to serve as a habitat for local wildlife. Given the open nature and existing use of the buildings, it is not anticipated that any evidence will be found to suggest that bats, nesting birds, badgers or dormice utilise the existing range of buildings.
- 8.02 The barn is located in proximity to a number of small but established trees and adjoining hedgerows, which shall not be affected by this development.
- 8.03 There is no intention to remove any established trees as part of the scheme.
- 8.04 In the event that the Local Authority requires a Phase 1 Habitat Survey to be undertaken, this can be the subject of a planning condition.

## **9.0 The Town & Country Planning (General Permitted Development) (England) Order 2015**

### **9.1 GPDO Class Q of Part 3 of Schedule 2**

9.1.1 Class Q of the General permitted Development Order (GPDO) provides for the change of use of an agricultural building and any land within its curtilage to a dwelling house; and Class MB(b) provides for the building operations reasonably necessary to convert the building. These permitted development rights allow

- Up to 450 square metres of floor space to be converted;
- Up to three additional dwellinghouses to be created;
- The building work and partial demolition to the extent reasonably necessary for the building to function as a dwellinghouse. These works must not extend beyond the external dimensions of the building being converted

9.1.2 Class Q development is restricted by a number of exceptions , caveats and conditions. These restrictions are considered below:-

#### **a) Agricultural Use**

The linhay has always remained in agricultural use. It was in regular agricultural use until the roof was destroyed in a fire (circa 1993). The building itself and the yard enclosure have been used periodically for handling livestock and the storage of agricultural materials, including fencing for example.

#### **b) Agricultural Tenancies**

The former linhay does not fall within any agricultural tenancies.

#### **c) Specific Designations**

The former linhay does not fall within any of the following designations:-

- National Park
- Conservation Area
- Area of Outstanding Natural Beauty
- World Heritage Site
- Site of Special Scientific Interest
- Safety Hazard Area
- Military Explosives Storage Area

#### **d) Building Classification**

The former linhay is not a listed building or a scheduled ancient monument.

9.1.3 Class Q development is permitted subject to prior approval being granted by the Local Planning Authority, and the following relevant factors should be considered:-

a) Transport & Highways Impact

The former linhay is accessed directly off the public highway, over an existing stone track that has historically served this property. The stone track follows the existing hedge line (an existing linear feature) and will only require a minor deviation at a point where it is necessary to protect an existing mature tree.

The visibility at the junction with the public highway provides a minimum of 60m visibility in both directions, which is considered sufficient given the status of this unclassified road. Sufficient parking can be provided on site, together with an appropriate turning area.

The access arrangements and corresponding hard standing fall outside the scope of Permitted Development Rights and therefore, are the subject of a separate full planning application that has been submitted in parallel with this application.

b) Noise Impacts of the Development

The proposed development will have no impact on noise generation, either at the site itself or in the immediate vicinity. The proposed dwelling will not be affected by noise from any nearby sources.

c) Contamination Risks on the Site

The former use of the linhay was the housing of livestock and the storage of fodder. This former use does not raise any issues relating to any significant risk of contamination on this site.

d) Flooding Risks on the Site

The existing building is situated on the side of a hill at approximately 55 metres above sea level, and is outside of any flood risks area. The development will not contribute to the risk of flooding elsewhere.

e) The Location of the Building

The Supplementary Planning Guidance published on the 5<sup>th</sup> March 2015 makes it clear that there are no requirements relating to the sustainability of any location. The guidance states that *"this is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs"*.

The location of the linhay does not make the proposed change of use either impractical or undesirable. The existing building is of substantial construction and appropriate proportions, which are suitable for conversion to residential use.

The regulations do not provide any specific definition of what is deemed to be impractical or undesirable. However, the Supplementary Planning Guidance published on the 5<sup>th</sup> March 2015 states that:-

*"a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval"*

The conversion and re-use of rural buildings is an inherently sustainable method of development as it is far less intrusive to adapt an existing building than it is to introduce an entirely new building. This is especially the case within rural areas where planning policies aim to conserve or enhance the landscape setting. Such schemes are a good way of making the most efficient use of existing resources and reducing pressure on greenfield land. They can make an important contribution to rural communities by providing new homes.

f) Landscaping

No specific landscaping is required in relation to the conversion of the building itself. The building sits naturally in the landscape.

The means of access will follow the route of an existing track that has historically led to the barn. However, some natural encroachment from the existing hedgebank and the position of some existing trees will require minor deviations in one or two areas to protect these existing habitats and landscape features.

The proposal includes the creation of a new stock proof fence between the access track and the adjoining farmland, as shown on the Proposed Scheme Plan provided at **Appendix 4**.

g) Services

It will be necessary to supply electricity to the barn which will come from the unclassified road at Lower Yalberton, and shall be laid below ground in the access track.

Water will be supplied through a private borehole.

Drainage for foul water will be serviced by a treatment plant, with a high level overflow either to a soakaway or to an existing ditch.

Existing rainwater goods have become dilapidated and will be replaced as part of the proposed work. Storm water will be removed from the building to soakaways.

- 9.1.4 Class Q provides for the building operations reasonably necessary to convert the building. The building is in good structural condition, requiring very little rebuilding or modification of the existing main walls.

The Supplementary Planning Guidance published on the 5<sup>th</sup> March 2015 clarified the extent of building works allowed under the permitted development rights. In particular, the guidance states that:-

*"for the building to function as a dwelling some building operations .... should be permitted. The right allows for the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably necessary for the building to function as a dwelling house"*

The main requirement for re-building work relates to the reinstatement of the former roof covering, which was destroyed in fire (circa 1993). The original roofline is very apparent from the remaining gable ends. The reinstatement of the roof is considered 'reasonably necessary' given that for conversion, it would be normal practice to remove the existing roof covering in order to achieve the necessary standards to comply with Building Regulations relating to residential buildings.

The other principal works required include the reinstatement of the first floor and internal divisions, the formation of window and doors openings.

## **10.0 Conclusions**

10.1 The following key conclusions can be drawn from this statement:

- The National Planning Policy Framework confirms that sustainable development should be supported where it is consistent with other policies in the Framework and where any adverse impacts arising from the development would not significantly and demonstrably outweigh the benefits.
  - It is considered that the location of the site, its physical characteristics and the sensitive approach taken to the proposed design and layout means that the new development will complement the character of the existing building and the locality.
  - A safe and suitable access to the development site can be achieved.
  - The proposed development will go some way toward bridging the housing shortfall in the district.
- If the former linhay continues to remain unused it will inevitably begin to fall into disrepair. To ensure that the special features of this building are retained within the local landscape it is essential that it is given a viable new use. The proposed scheme is based on a sensitively designed reinstatement of the fabric of a building, which will be lost if no satisfactory future use is found for it.

- Development schemes which propose to convert and re-use existing rural buildings are inherently sustainable as they reduce the need for new build developments within the open countryside. The reinstatement of this building and its function makes efficient use of existing fabric and in providing the accommodation required avoids the need for the provision of accommodation elsewhere and makes effective use of a heritage asset.
- The government has introduced permitted development rights to change the use of rural buildings to boost the delivery of houses. The former linhay is no longer suitable for agricultural use, and there are no substantive planning reasons which would, or should, prevent the development from going ahead



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For Smiths Gore

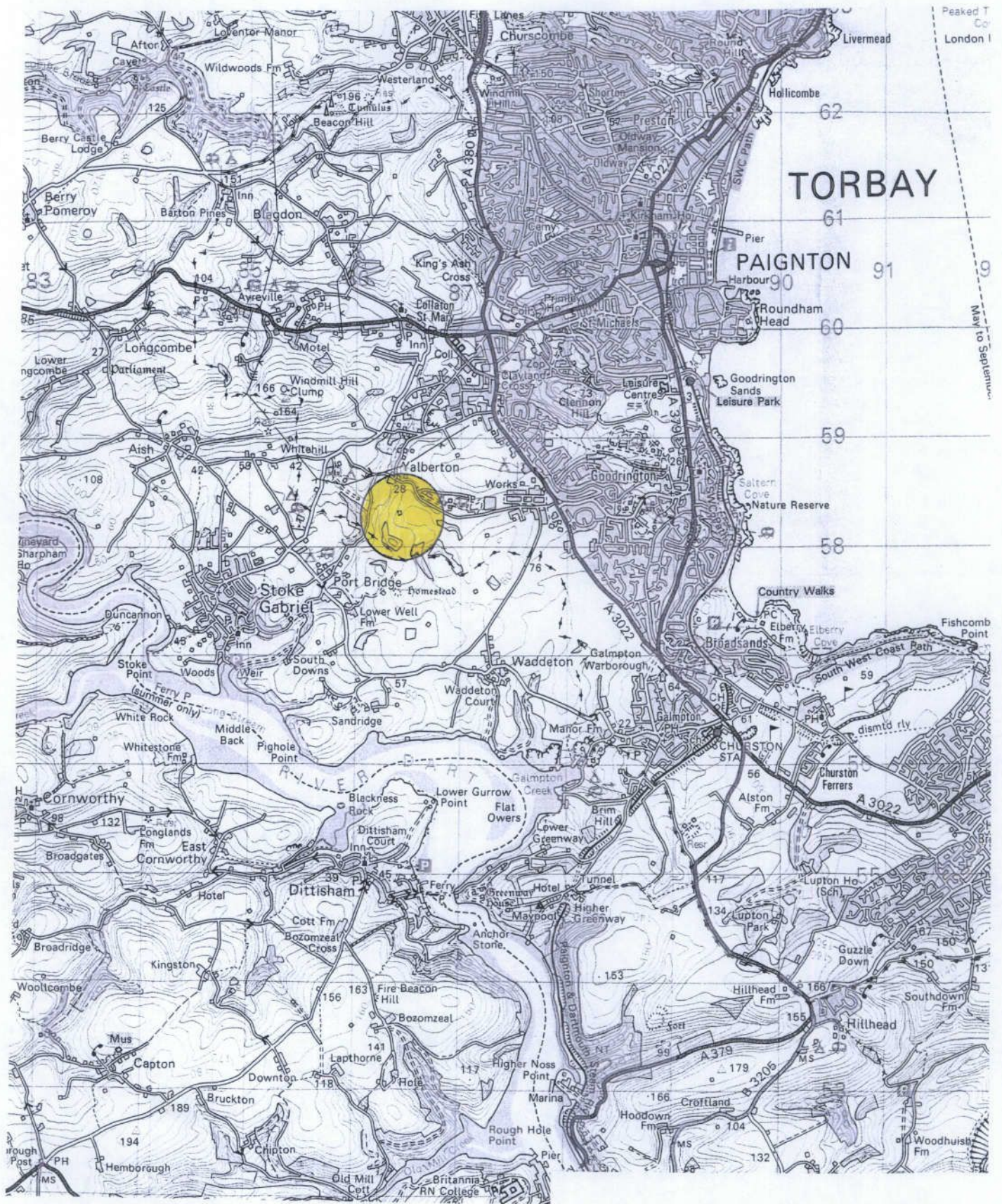
30<sup>th</sup> May 2015

Date

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## **Appendix 1**

Location Plan



## LOCATION PLAN

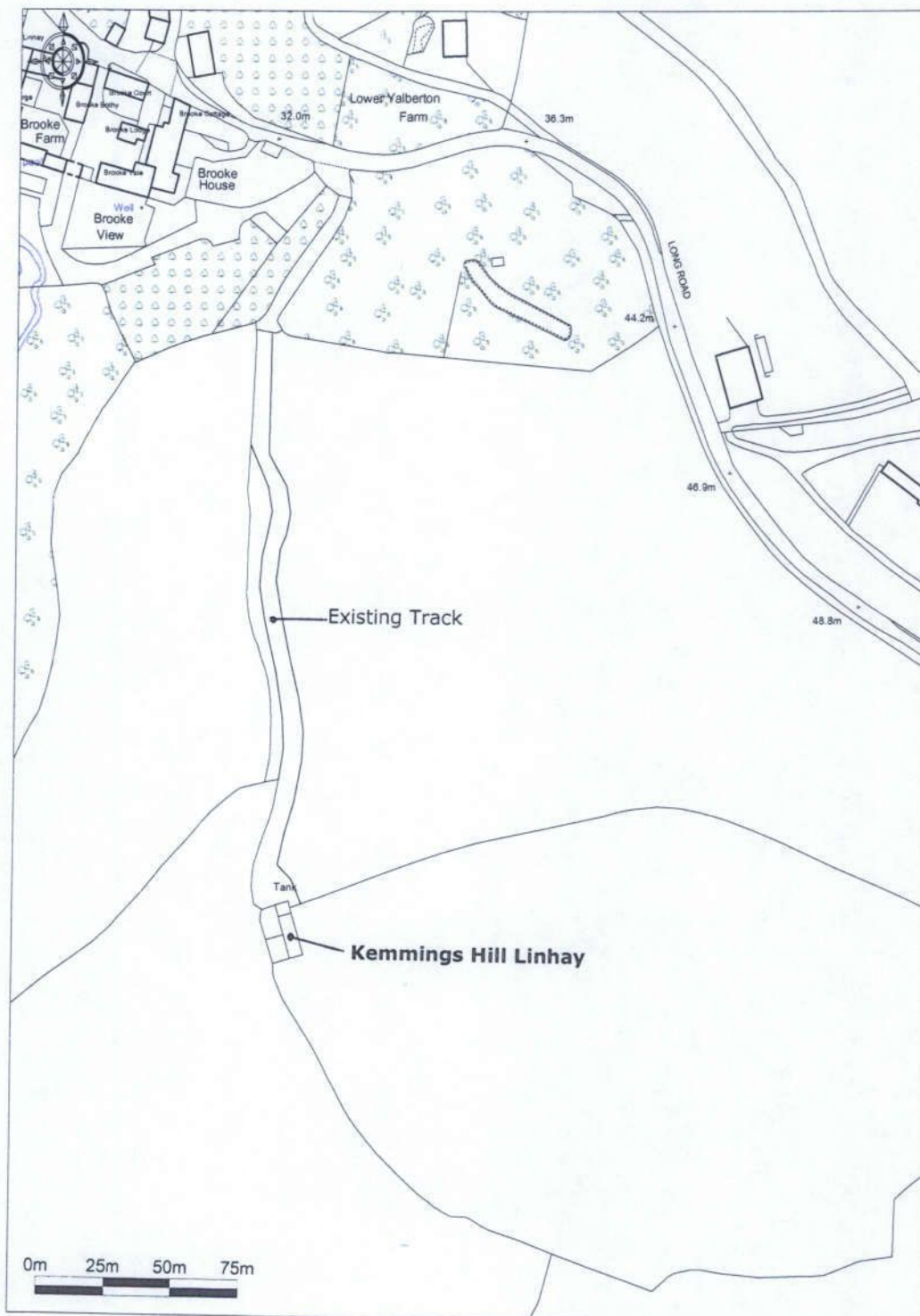
Kemmings Hill Linhay  
Lower Yalberton  
South Devon

Not to Scale

Plan for identification purposes only

## **Appendix 2**

Existing Site Plan



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Licence number 100022432. Plotted Scale - 1:2500

## EXISTING SITE PLAN

Kemmings Hill Linhay  
Lower Yalberton  
South Devon

Scale 1:2500

*Plan for identification purposes only*

## **Appendix 3**

Photographs of the Existing Structure

view 1



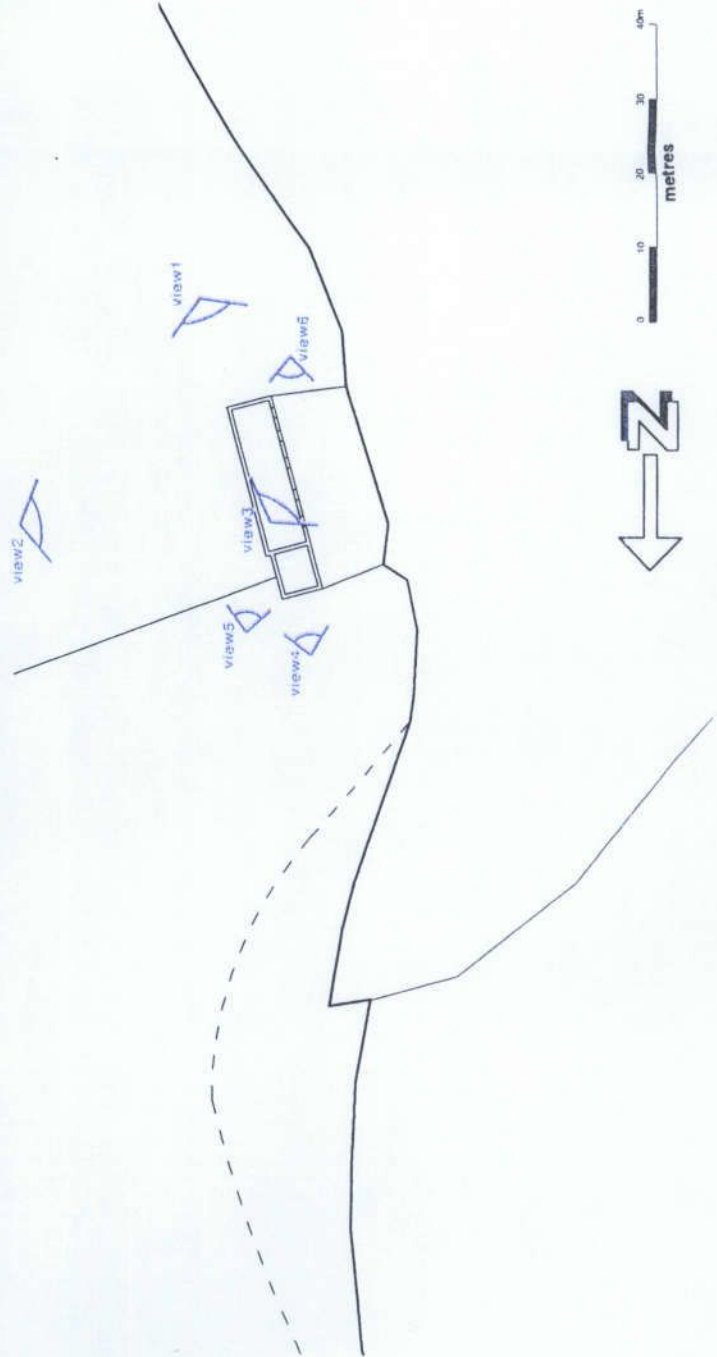
view 2



view 3



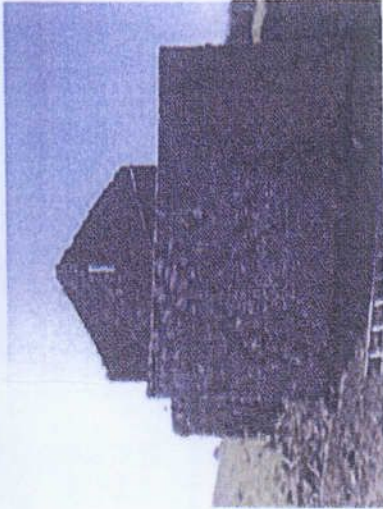
VIEW POINT KEY PLAN, 1:500



view 4



view 5



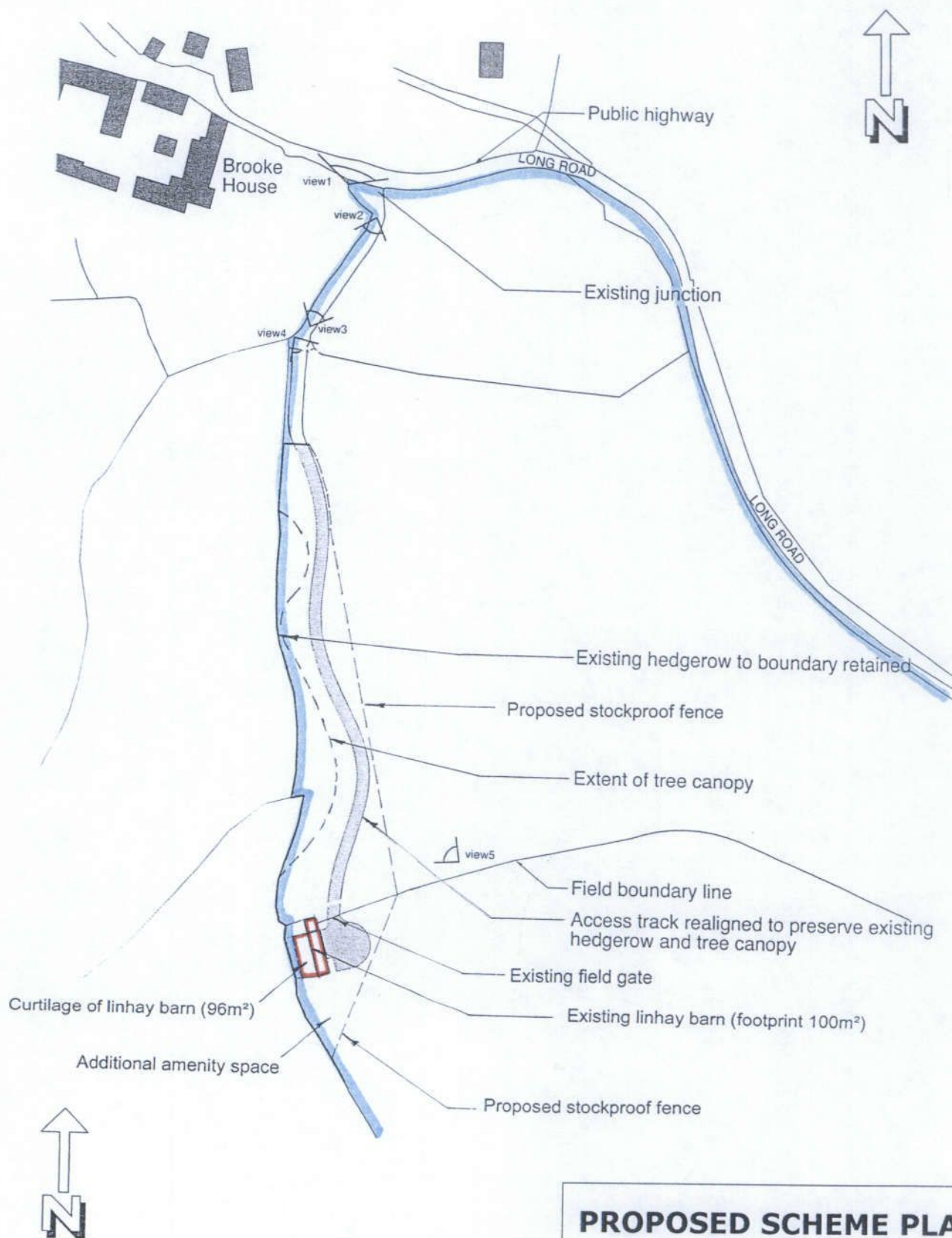
view 6



|                                             |             |                |              |                  |                |                 |                |              |               |
|---------------------------------------------|-------------|----------------|--------------|------------------|----------------|-----------------|----------------|--------------|---------------|
| Project Name                                | Project Ref | Project Status | Project Date | Project Location | Project Client | Project Contact | Project Budget | Project Risk | Project Notes |
| Harris McMillan                             | 1221 SK16   | 100%           | 2023         | 1221 SK16        | 1221 SK16      | 1221 SK16       | 1221 SK16      | 1221 SK16    | 1221 SK16     |
| Harris McMillan Architecture + design       |             |                |              |                  |                |                 |                |              |               |
| 1392 497777 10x 0.192 477393 mckinney.co.uk |             |                |              |                  |                |                 |                |              |               |
| Kemmerling Hill Linhay                      |             |                |              |                  |                |                 |                |              |               |
| for Mr and Mrs A Goodson                    |             |                |              |                  |                |                 |                |              |               |
| Existing Linhay - context photos            |             |                |              |                  |                |                 |                |              |               |
| Project Name                                | Project Ref | Project Status | Project Date | Project Location | Project Client | Project Contact | Project Budget | Project Risk | Project Notes |
| Harris McMillan                             | 1221 SK16   | 100%           | 2023         | 1221 SK16        | 1221 SK16      | 1221 SK16       | 1221 SK16      | 1221 SK16    | 1221 SK16     |
| Harris McMillan Architecture + design       |             |                |              |                  |                |                 |                |              |               |
| 1392 497777 10x 0.192 477393 mckinney.co.uk |             |                |              |                  |                |                 |                |              |               |
| Kemmerling Hill Linhay                      |             |                |              |                  |                |                 |                |              |               |
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| Existing Linhay - context photos            |             |                |              |                  |                |                 |                |              |               |
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| Harris McMillan Architecture + design       |             |                |              |                  |                |                 |                |              |               |
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| Kemmerling Hill Linhay                      |             |                |              |                  |                |                 |                |              |               |
| for Mr and Mrs A Goodson                    |             |                |              |                  |                |                 |                |              |               |
| Existing Linhay - context photos            |             |                |              |                  |                |                 |                |              |               |

## **Appendix 4**

Proposed Scheme Plan



## PROPOSED SCHEME PLAN

Kemmings Hill Linhay  
Lower Yalberton  
South Devon

Not to Scale

*Plan for identification purposes only*

## **Appendix 5**

### Heritage Statement

## HERITAGE STATEMENT

|              |                      |                   |            |
|--------------|----------------------|-------------------|------------|
| PROJECT:     | Kemmings Hill Linhay | HMA PROJECT REF:  | 1221       |
| VENUE:       | Lower Yelberton      | DATE:             | 16/06/2014 |
| PURPOSE:     | RIBA project stage   | VERSION:          | 0          |
| CIRCULATION: | Design Team          | PREPARED/CHECKED: | mr/XX      |

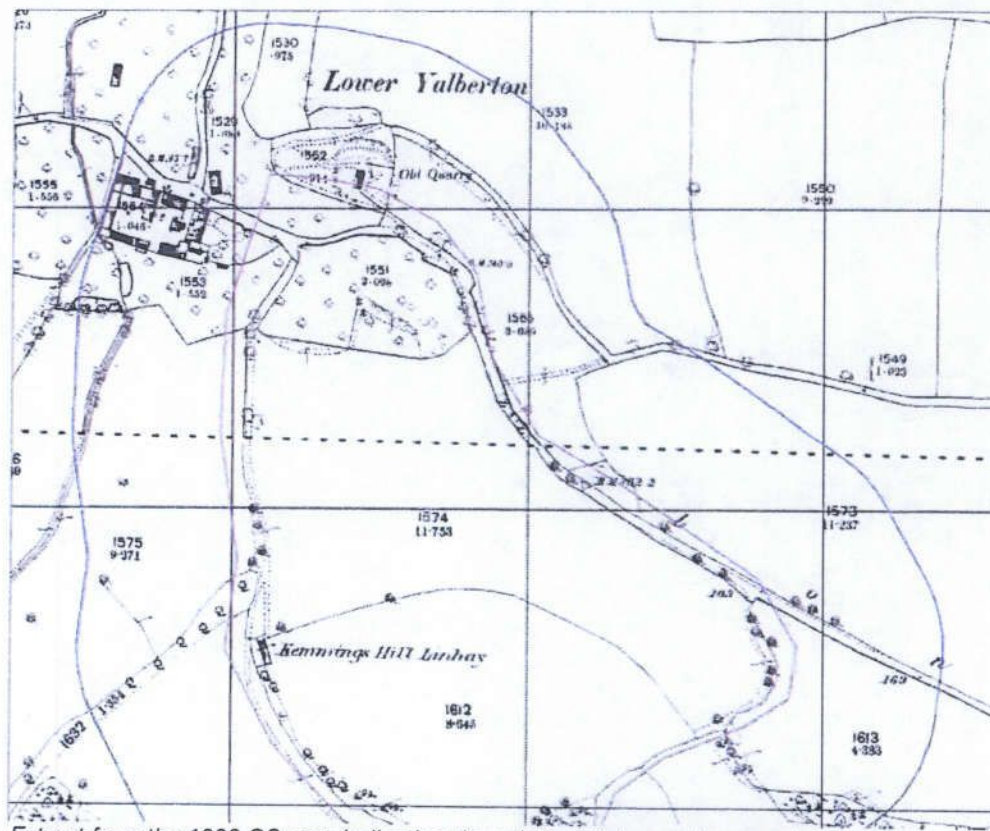
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## OVERVIEW

Kemmings Hill Linhay is a historic agricultural building believed to date from the early 19<sup>th</sup> century. Historic map evidence indicates the presence of the structure in 1888. The map evidence suggests the footprint has not changed.

The use of the Linhay originally would have been as a remote shelter for animals with storage for feed above. With the decline in farming the building became disused and this redundancy has led to it becoming derelict.

The building is of a vernacular style and uses good quality materials and traditional construction with the use of local stone and some key features of architectural interest.



**SETTING**

The Linhay sits in a rural context within the undulating countryside on the south west face of a sloping site.

The Linhay benefits from uninterrupted panoramic views of the fields and nearby copses to the South and South East.



*View from Linhay looking South West.*

Views to the East and West are limited to the immediately adjacent fields and mature hedgerows which characterise the visible boundaries of the surroundings.

The Linhay is not visible from the public highway (Long Road) or the nearby properties and therefore has no impact on the views from these positions.

Views to the site are restricted from the North, North East and North West side by the topography which mean the ridge of the hill and woodland of the old quarry conceal it. Conversely there are far reaching views to the Linhay from the South and South West.

From the Southerly views the building would have been a positive feature of the landscape and there is an opportunity to re-establish the buildings contribution to the landscape through its restoration.

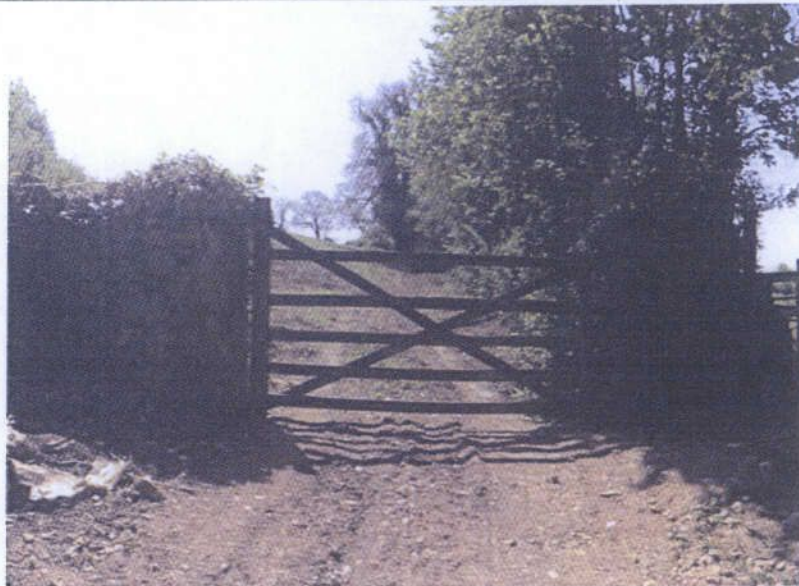
**ACCESS ROUTES AND LANDSCAPING**

Access to the site is via an established historic track. The route of which is clearly indicated on the 1888 ordinance survey map, and remains in use today. The site and its immediate surroundings do not have public rights of access.

The route to the Linhay passes through different parcels of land. Along the route are several historic stone gate posts providing access control. These gate markers are architecturally significant as they define the separate stages of progression into the landscape – a route.



*Gateway 1 : public highway to access track*



*Gateway 2: access track into meadow*



*Gateway 3: access from access track within meadow into Linhay enclosure / historic animal pen.*

The historic and architectural character of this marked route is special and contributes positively to a strong sense of place. The proposals retain and enhance these features and where new accesses may be required the use of a similar typology is proposed; large cylindrical stone posts with timber gates.

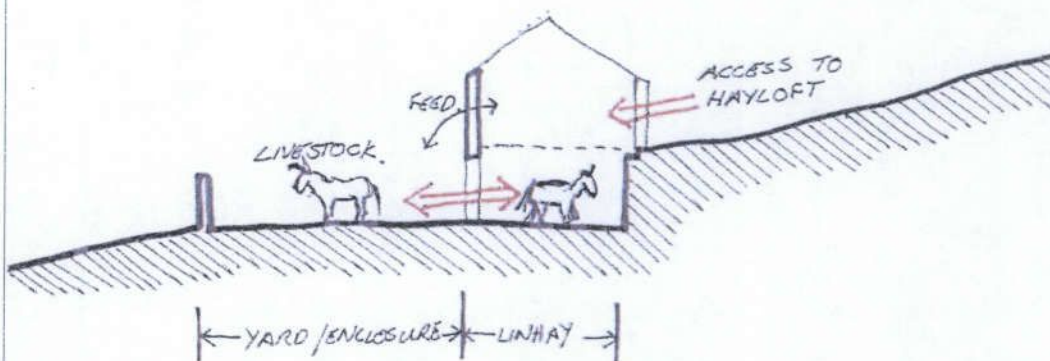
The existing access track has historically followed a meandering line close to the existing mature hedgerow.

In order to facilitate vehicular access the track will require upgrading. It is proposed that, in order to minimise impact on the existing hedgerow, trees and wildlife within, the alignment of the track will be adjusted to accommodate the retention of the existing mature trees with minimal impact by having a wider margin between the track and vegetation.

New landscaping including boundaries will be designed with consideration to vernacular methods, and the existing setting. New boundaries will be formed with a traditionally constructed devon bank planted with native species and specimens from the immediate surroundings.

**FORM**

The existing structure is set low within the profile of the land - originally creating a sheltered lower area for livestock, and an upper level with direct access from meadow for feed and hay to the loft.



Sketch section diagram, nts.

With the lower level being 'dug' into the hill the Linhay is integrated into the landscape. The visual impact of the building on the landscape is reduced by virtue of this sectional relationship. The proposals preserve this reduced visual impact by retaining the original scale and sectional relationship of the building within the expansive landscape. Therefore the proposals will be of low visual impact upon the setting. Given the isolated position of the Linhay relative to its nearest neighbours its presence and the proposed intervention will positively enhance the character of the landscape and will not have any visual impact on neighbours.

**BUILDINGS AND STRUCTURE**

The wall of the Linhay are constructed from Devonian Limestone typical of the area and material produced from the local quarries.

The adjacent land comprises of a historic quarry site, whose location correlates with the British Geological Survey as a formation area of Limestone bedrock, suggesting this could have been the likely source of material.



*British Geological Survey Map*

The quality of materials and workmanship displayed in the construction of the Linhay has contributed to its continued survival but in a deteriorating condition. In order to prevent its total loss a new and economically viable use for the building is the best option.

Where repairs are required it is intended that similar materials to the existing will be used. Whilst the historic quarry is now defunct a source of like for like materials will be carefully considered as part of the specification process in order to preserve the character of the building.

**ARCHITECTURAL FEATURES AND DISTINCTIVENESS****Water Trough**

The existing arrangement features an substantial granite feed and water trough incorporated into a gatepost attached to the Linhay. The innovative arrangement allows for animals to use the trough from within the enclosed yard and from outside the yard simultaneously. The structural integration of this component into the historic fabric suggest it is original to the main Linhay.



This feature is an indication of the past use and function of the building and as such its retention is considered to contribute positively to the understanding of the buildings historic character.

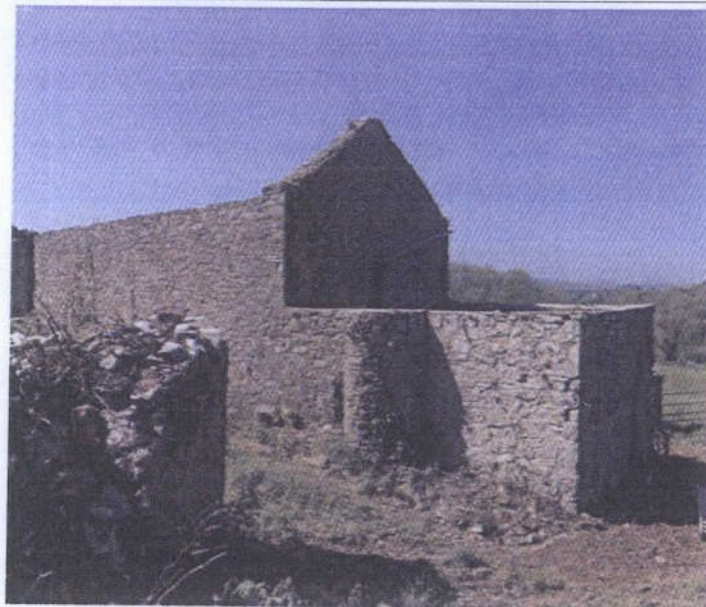
**Water Tank**

The location of the Linhay does appear to have a natural water supply associated with it.

The existing building incorporates a stone single storey water tank adjacent to the main structure.

The form, massing and small variations in the limestone construction suggest this was a later addition. It is believed that the tank was constructed as an open top container collecting rainwater run-off from the main roof.

This part of the structure offers significant insight into the ongoing development of the site and the users ability to adapt in order to accommodate the changing needs for continued use.



*Photo showing single storey water tank at end of main building*

#### **Stone arches to openings**

The existing openings from the lower level out into the external enclosed yard are formed externally with a single segmental stone gauge arch, and internally shows evidence of timber lintels being used.

The use of this detail to form the openings is not typical for this type of building as it requires additional construction skill and time to produce. The quality that has been attributed to this construction is considered to have significantly contributed to the survival of the building.



*Exterior view of existing opening*



*Interior view of existing opening*

Where the historic timber lintels have since rotted away the external stone arches have provided structural support to retain the walls above.

The proposals would retain these features and preserve the existing openings and elevational arrangement.

Two new openings are proposed to the rear elevation at first floor in order to minimise and limit disruption to the existing historic fabric.

The only exception to this is where there is one location where evidence of a previous opening exists (refer image below) and which it is proposed to reinstate the opening.

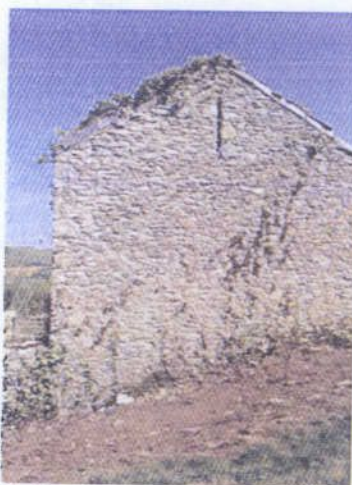


*Photo showing historic location of hayloft opening proposed to be reinstated as new window.*

#### **Gable Slot Vents**

The gable walls of the Linhay feature high level arrow slot vents to the former hay loft level.

The vents do not have distinct stone surrounds and are formed with shaped limestone that matches the surrounding building materials. This gives the impression these features are for function rather than decoration.



*Slot vents to gable elevations*

The vents slots are considered an original part of the building's heritage and character and therefore will be retained, as a functional ventilator if practicable.

#### **ARCHITECTURAL APPROACH**

The approach is to preserve and enhance the special architectural qualities described and identified above, in a sensitive conversion to a residential use.

The footprint will remain as the standing structure and a new roof is to be provided. In order to minimise the change to the existing structure and allow it to be 'read' it is proposed that the eaves of the new roof will be positioned sufficiently above the top of the existing walls to accommodate clerestory windows affording daylight to the first floor.

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
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|  | <p>The internal layout will reintroduce the upper floor level, becoming the main living that is able to take area advantage of the more elevated level and views. The main entrance and access will be set within the old hayloft door opening to reduce the need for a new opening through the stonework.</p> <p>The lower level will be converted to provided bedroom and sanitary accommodation. The existing ground floor openings will provide natural light to this level and direct access to a private sheltered garden within the old animal enclosure.</p> <p>The use of materials for the new interventions will be selected to complement the existing building. Materials used externally are to be have a reference to the buildings industrial past and typology e.g. matt finish standing seam roofing and metal framed windows.</p> |  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|