

World Heritage Site

PROJECT PROFILE

Client Zephen Ltd
Location Langton Herring, West Dorset, UK
Type Farm Diversification
Sites The Wans Barn
The Dairy
Higher Farm Cottages
Hunting Lodge



Consarc were appointed as architects and masterplanners to develop a strategy for the diversification of a Dorset farm situated within a designated Area of Outstanding Natural Beauty and Heritage Coastline. The project sought to release development potential by re-using redundant agricultural sites and identifying development land within the village of Langton Herring. The strategy for the site needed to consider issues relating to development in the open countryside such as landscape conservation, environmental impact in this sensitive location, employment opportunities for the local population and the economic viability of the farmland.

The aim of the redevelopment was to provide several holiday accommodation buildings to maximise the site's potential. Four separate sites were identified with different development potentials: Two new built development sites and two proposing the refurbishments of existing derelict structures. Consarc was involved with all the projects from early concept stage. For each site a series of general site plans, cost reports, sketches, images and models of different options were produced, providing the client with a clear view of the site possibilities. Planning permission was granted for all four sites.

“Despite the simple forms and materials, the careful detailing and workmanship communicates a sense of quality to the vision”

Peter Cropper, Zephen Ltd

Building re-use

One of the sites identified for development involved the conversion of redundant dairy buildings. Working within the constraints of the footprint, heights and typology of the existing structure, along with the sloping nature of the site, we were able to refurbish the structure to accommodate a three bedroom holiday rental unit.

A second refurbishment site consisted in the re-development of an old barn who's original structure was composed of a dilapidated concrete portal frames. The structure also rested to one side on an adjacent ancient stone and brick wall. Using the wall as a key feature in the re-imagining of the barn, we maintained the original openings and key structural layout. The interiors were infilled to create a four bedroom, four bathroom dwelling with a dramatic full height living space with spectacular views out into the landscape.

Conversion
Masterplanning
Planning

ADVISORY