



Hole Farm, Great Warley, Essex

Heritage Statement and Impact Assessment

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Summary

In October 2022, Oxford Archaeology was commissioned by Lower Thames Crossing, on behalf of National Highways and Forestry England, to prepare a Heritage Statement and Impact Assessment for Hole Farm in Great Warley, Essex, prior to the proposed creation of a community woodland. This would be an extension to the Thames Chase Community woodland network managed by Forestry England.

Hole Farm features a Grade II listed, 16th-century farmhouse, and it is situated less than a mile from the historic core of the Great Warley Conservation Area.

It is proposed that some of the existing, modern buildings are demolished due to disuse and dilapidation, and that new structures are built for use by the community woodland. Tree planting will take place in areas of the pastureland that make up the setting of Hole Farm.

The project is thoughtfully designed and considerate of any issues that may impact the heritage of the site and its setting. Indeed, it will enhance awareness and community engagement with features of historic interest at both Hole Farm and Great Warley. It is considered that the creation of a community woodland will have an overall positive impact on Hole Farm, its setting, and Great Warley Conservation Area.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 In October 2022, Oxford Archaeology was commissioned by Lower Thames Crossing, on behalf of National Highways and Forestry England, to prepare a Heritage Statement and Impact Assessment for Hole Farm in Great Warley, Essex, prior to the proposed creation of a community woodland. This would be an extension to the Thames Chase Community woodland network managed by Forestry England.
- 1.1.2 Hole Farm features a Grade II listed, 16th-century farmhouse, and it is situated less than a mile from the historic core of the Great Warley Conservation Area.
- 1.1.3 It is proposed that some of the existing buildings are demolished due to disuse and dilapidation, and that new structures are built for use by the community woodland. Tree planting will take place in areas of the pastureland that make up the setting of Hole Farm.

1.2 Aims and Objectives

- 1.2.1 The principal aim of this document is to assess the impact of the creation of a community woodland and the redevelopment of some of the buildings at Hole Farm. It is required due to the proximity of the Grade II listed farmhouse and the wider Conservation Area. This document will be submitted as part of the planning application for the community woodland project.

1.3 Location and Topography of Site

- 1.3.1 The Site is located to the south of Great Warley and to the east of the M25, accessed from a track that runs north from Codham Hall Lane to Great Warley. The listed building is centred on Ordnance Survey Grid Reference TQ 58583 89814.
- 1.3.2 The geology within the study area is mapped by the British Geological Survey as comprising largely London Clay with Claygate Member to the very north. The Site is located around the 90m contour to the north sloping down to the 40m contour to the south. There are three areas of woodland copse and the largest is located just southwest of centre, named Parker's Shaw. Hole Farm, located centrally the site, is divided east and west by the access road (Figure 2 & 3).

1.4 Methodology and Sources

- 1.4.1 The site was visited on 14th December 2022 during which the wider setting and the Conservation Area were assessed as well as the site of Hole Farm. A photographic survey was undertaken at Hole Farm and at the nearby site of the Church of St Mary the Virgin.
- 1.4.2 The assessment has been prepared in accordance with National Planning Policy Framework (NPPF 2021), National Planning Policy Guidance (NPPG) and relevant local planning policy and guidance documents including The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 (Second edition) (Historic England 2017); Managing Significance in Decision-Taking in the Historic Environment

Good Practice Advice in Planning 2 (Historic England 2015), and Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 (Historic England 2019).

- 1.4.3 Furthermore, Essex Record Office, Census records (see Appendix C), Victoria County History, and various online resources were consulted for information on the site.

2 BACKGROUND HISTORY

2.1 Introduction

- 2.1.1 Hole Farm is located 800m south of the village of Great Warley and 400m west of Great Warley Street, which is thought to be a later medieval (or earlier) routeway. The farm is situated just east of a road which leads south from Great Warley to Codham Hall Farm. Codham Hall was built in the medieval period and was rebuilt in the later 19th century (Powell, 1978, 163-174).
- 2.1.2 Chapman and Andre's map of Essex (1777) does not show Hole Farm or the road leading from it to Codham Hall and Great Warley. It is therefore possible that Hole Farm farmhouse may not have been built until after the 1777 map was created (Smith-Lee 2021). Alternatively, the farm may not have been included on the 1777 map and may be older in date.
- 2.1.3 It is probable that Hole Farm became part of the Coombe Lodge estate in the later 19th century. In 1910 the farm was listed in sale particulars as part of Coombe Lodge estate which included the sale of Coombe Lodge, The Wallets and Hole Farm (Historic England Archive SC00340). Coombe Lodge was built in 1854 by Edward Ind and the main building was located 680m north-west of Hole Farm. In 1912, the estate was sold to Evelyn Heseltine of the Goldings, in Warley Street and the estate remained in the family until 1971 when it was broken up and sold (Powell, 1978, 163-174). The OS map of 1898 (Figure 7) shows that the road to Hole Farm skirted around the Coombe estate. This bend in the road is also seen on the 1838 tithe map, although Hole Farm was built before Coombe Lodge. In 1838, the area which became the Coombe Lodge estate was arable land owned by Edward Thomas. At the time he also owned Hole Farm and so the road to the farm may have respected older field systems.

2.2 Hole Farm

- 2.2.1 The 1838 Great Warley Tithe Map (Figure 4) shows Hole Farm, although at that time it was known as Holy Farm. The farm was owned by Edward Thomas and was occupied by John Parker, and it included the homestead farm and yard with outbuildings and was surrounded by a number of arable fields, pasture meadows and a plantation¹. The tithe map shows two roughly ENE-WSW aligned parallel buildings which were around 10m long and were around 10m apart². The northern building appears to have had a cross wing and the southern building may have been two separate buildings. These were surrounded by three small square outbuildings which were less than 5m long.
- 2.2.2 The OS map of 1880/1881 (Figure 5) probably shows the same buildings as the 1838 tithe map, although if the northern building had a cross wing it appears to have been removed by this date. The southerly ENE-WSW aligned building in the yard is more clearly two adjacent buildings, the westerly of which had an extension to the rear.

¹ Essex Record Office. D/CT 385 Great Warly Tithe map of 1838

² This scale has been calculated by comparing the size of the access road and later yards on georectified later OS maps

- 2.2.3 The OS map of 1896 (Figure 6) shows that the large ENE-WSW aligned building in the centre of the yard may have been demolished by this date, or part of it was demolished. Several additional buildings (or amendments to previous buildings) were created including another ENE-WSW building in the northern part of the farm which had two small yards or gardens to the south. The building to the north-east may have also been divided into two by this date, with two gardens or yards to the south and extensions to the rear. These divisions may represent the conversion to cottages mentioned by the VCH (Powell, 1978, 163-174). A set of NNW-SSE aligned buildings were also built by 1896 against the eastern boundary of the yard. An additional outbuilding may have also been created on the south side of the yard.
- 2.2.4 The OS map of 1920 (Figure 8) is very similar to the 1896 OS map, apart from the removal of the two small yards in front of the buildings in the north-eastern part of the yard.
- 2.2.5 The modern satellite imagery of the farm (Figure 9) shows that the buildings on the 1896 and 1920 OS map appear to be still extant and additional modern buildings have been created since. Hole Farmhouse is marked in blue from the Historic England listed building plan (NHLE 1250606). The building shown as the listed Hole Farmhouse may be one of the ENE-WSW aligned buildings marked on the tithe map of 1838 and the 1881 OS map. However, this does not explain why the farmhouse is not shown in the same position on the 1896 and 1920 OS maps. It may be down to errors in OS mapping and boundary changes within the yard.

2.3 History of Occupation

- 2.3.1 It is possible to identify the occupants of Hole Farm from 1838 onwards using tithe records, census data and newspaper archives. The following table summarises the information by the head of the household and the complete census data can be found in Appendix C. It is largely impossible to say who lived in which cottage and the table below is arranged by family where possible as they were unlikely to change dwellings.

Date	Owner	Cottage 1	Cottage 2	Cottage 3
1838	Edward Thomas (Known as 'Holy Farm,)	John Parker <i>Farmer</i>		
1841				
1851		John Lazell <i>Farm Labourer</i>	James Neves <i>Farm Labourer</i>	Richard Halls <i>Farm Labourer</i>
1861		Charles Downing <i>Farm Labourer</i>	Mary Neves <i>Labourer's Widow</i>	Peter Cast <i>Farm Labourer</i>
1871			Samuel Kent	

1881		Unoccupied?	<i>Farm Labourer</i>	Cottage no longer listed
1891		Samuel Redgewell <i>Farm Labourer</i>		
1901		Frederick Doe <i>Horseman on Farm</i>		
1911		Unoccupied	Unoccupied	
1912	Evelyn Heseltine of Coombe Lodge? (Hole Farm may have been a part of Coombe Lodge Estate)			
1921		Alfred Shuttleworth <i>Farm Labourer</i>	Ernest Harrington <i>Skilled Labourer</i>	

- 2.3.2 The first identifiable occupant of Hole Farm is recorded on the 1838 tithe appointment as John Parker, who was tenant farmer to landowners Edward Thomas and Richard Chambers. It appears the cottage was a single dwelling at this date and the farm functioned independently. Hole Farm is not named on the 1841 census but John Parker is listed in the right location to remain the occupant, together with his family and two domestic servants. The latter indicate it was a middle-class household and this is corroborated by John Parker's inclusion on the 1836 voter list for Great Warley³.
- 2.3.3 John Parker died in 1847⁴ and his family had moved elsewhere by the time of the 1851 census, when Hole Farm is occupied by three families headed by agricultural labourers. The subdivision of the farmhouse into three cottages implies the farm had been absorbed into a larger enterprise by this date, though the identity of its owner is uncertain. By the later 19th century, it was part of the Coombe Lodge Estate, which belonged to a prosperous brewer called Edward Ind (VCH 1978).
- 2.3.4 The census data suggests Hole Farm was subdivided into three cottages between 1851 and 1861 and two cottages from 1871 onwards. This could account for a reduction in the footprint of the farmhouse between the 1838 tithe map (Figure 4) and the 1881

³ The 1832 Reform Act effectively extended the vote to middle class men by including small landowners, tenant farmers and shopkeepers.

⁴ *Essex Herald*. 'Died'. 13 Apr 1847, p. 3.

Ordnance Survey map (Figure 5). However, it is also possible that one cottage was shared by two families rather than being physically divided or that another building in the complex was used for accommodation.

- 2.3.5 The cottage occupants are all working-class family groups with the father and older male children employed on the farm. As these were tied cottages, the families right to remain was dependent on the continual employment of the men, which accounts for Samuel Kent still working as a labourer in 1901 at the age of seventy-one. This system offered little security and many agricultural labourer families lived semi-itinerant lifestyles in the 19th century; the Neves, Downing and Kent families are present for an extended period however. It is not clear which farm the cottages are tied to until William White of Dickenson's Farm is named as the employer on the 1921 census.
- 2.3.6 Female employment is less visible as single working-class women tended to work away from home as live-in domestic servants. For instance, the four Kent daughters were servants during their parent's occupancy, with the youngest aged only fourteen. Eliza Neves is the only employed woman recorded at the cottages and is a general servant either visiting her mother or living away from her place of work. All the married women were occupied with unpaid domestic labour.
- 2.3.7 Most younger children of both sexes are described as scholars, even before the 1870 Education Act made some form of schooling compulsory. The boys tend to leave school earlier to provide additional income for their families, such as the four Cast sons who are employed as farm labourers in 1861; the youngest working boy is ten-year-old Thomas Hall. Establishing sons on the farm also provided additional security for their parents, for instance, following the death of her husband in 1857, Mary Neves was likely able to remain in the cottage as her son Charles was employed as a labourer.

3 DESCRIPTION OF THE SITE AND ITS SETTING

3.1 Description of Hole Farm and its Setting

- 3.1.1 The site was visited on 14th December 2022 in bright, clear weather conditions, during which there was a blanket of snow on the ground. The site and its setting was viewed from the approach road that runs through the farmyard from the north-west to the south-east, and from the fields to the east and west.
- 3.1.2 The buildings are arranged around a farmyard on the east side of the road (Figure 2 & 3). The listed building is situated in the north-east corner of the farmyard.

3.2 Description of the Buildings on Hole Farm

- 3.2.1 The listed farmhouse is located in the rear north corner of the farmyard. It is a two-storey, timber framed structure of four bays orientated south-west to north-east (Plate 5). Its elevations are painted off-white between dark, exposed timber framing. It has a hipped, terracotta tile roof with one large, red brick chimney stack. The multi-pane, casement windows are modern replacements.
- 3.2.2 To the west of the farmhouse, set back from the north side of the farmyard and bounded by the access road on the west side are the cottages (Plate 6). These are two large, adjoining, two-storey houses that are 1920s-30s in character. They mirror each other and each has a forward projecting bay with a Tudorbethan gable facing the farmyard on the south side. Their ground floor elevations are brick built and the first floor elevations are faced with hanging tiles. Their multi-pane casement windows are modern replacements.
- 3.2.3 Between the listed farmhouse and the cottages, positioned forward into the north side of the yard is a small, single-storey, red brick-built stable (Building 3, Figure 3). It is orientated east to west with gable ends (Plate 7). In the south elevation are doorways into three stables and three multi-pane windows. On the east side of this, set back from the yard, is another structure that is of four bays, orientated east to west, and open on its south side facing the yard. At the time of survey, the roof was largely obscured by vegetation and snow but the walls could be seen to built with yellow brick. Bounding the east side of the yard is a disused, weatherboarded outhouse that has gable ends to the north and south, and is largely overgrown with vegetation.
- 3.2.4 Along the south side of the yard is a large modern barn that is open on its north side with gables end on the east and west side (Building 4, Figure 3). It has breeze block walls on the east, west and south sides, with corrugated asbestos sheeting between these and the corrugated asbestos roof covering (Plate 8). On the east and south sides of this are two ruined structures. That on the east side comprises yellow brick pillars with a timber from roof structure that is late 19th-century or 20th-century in appearance (Plate 9). The remains of that on the south side are largely overgrown with vegetation.
- 3.2.5 On the west side of the farmyard, across the access road, are two large 20th-century barns that are built breeze blocks, timber framing and corrugated, asbestos sheeting (Buildings 1 and 2, Figure 3). They face eastwards towards the farmyard with large

openings (Plate 10). That on the south side is a grain store and that on the north side is a machine store.

4 HERITAGE SIGNIFICANCE

4.1 Significance and Heritage Values: Definition of Terms

- 4.1.1 This assessment of the heritage significance of the plot of land at Hole Farm is in accordance with two documents: the National Planning Policy Framework (NPPF) which sets out the government's planning policies for England and their application, and Historic England's document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* which provides the basis for the analysis of the site in terms of key areas of value defined by Historic England (known as English Heritage at the time of publishing in 2008).
- 4.1.2 The NPPF Chapter 16, *Conserving and enhancing the historic environment*, states in paragraphs 193 and 194 that when considering the impact of a proposed development on the significance of designated heritage asset (in this case, the Conservation Area and the surrounding locally listed buildings), great weight should be given to the assets' conservation and any harm to the significance of those assets requires clear and convincing justification. Paragraph 196 states that where a development proposal leads to less than substantial harm to the significance of the heritage asset, that harm should be weighed against the public benefits of the proposal including securing its optimal viable use.
- 4.1.3 The definition of each value set out by Historic England can be briefly summarised as follows:
- 4.1.4 *Evidential value* - the potential of a place to yield evidence about past human activity. This includes physical remains as the primary source of evidence about the evolution of places and the people who made them. Significantly, where there is a lack of written records the importance of the material record increases.
- 4.1.5 *Historical value* - the ways in which past people, events and aspects of life can be connected through a place to the present. The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place often lies in visible evidence of change as a result of people responding to changing circumstances.

This may include:

- *illustrative value*, which has the power to aid interpretation of the past through providing insights into past communities and their activities. The illustrative value tends to be greater if the place incorporates the first or only surviving example of a new innovation in design, technology or social organisation.
 - *associative value*, such as the connection to an important family, person, event or movement, provided the place still retains some semblance of its appearance at the time of the association. Associative value also attaches to places closely connected with the work of people who have made important discoveries or advances in thought about the natural world.
- 4.1.6 *Aesthetic value* - the ways in which people draw sensory and intellectual stimulation from a place. This can be the result of the conscious design of a place, including artistic

endeavour, but equally can be a result of the way in which the place has evolved and been used over time. These may be related to the design of a place, for example through defensive reasons, or the informal development over time such as the relationship of structures to their setting.

While aesthetic values may be related to the age of a place, they may be amenable to restoration and enhancement. This reality is reflected both in the definition of conservation areas (whose 'character or appearance it is desirable to preserve or enhance') and in the conservation of historic landscapes.

- 4.1.7 *Communal value* - the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical, particularly associative, and aesthetic values, but tend to have additional and specific aspects.

Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. They tend to gain value through the resonance of past events, providing reference points for a community's identity of sense or itself, such as fulfilling a community function.

4.2 Significance and Heritage Values: Degrees of Significance

- 4.2.1 Within each of these categories of heritage value, the following degrees of significance have been adopted here.
- 4.2.2 *Outstanding* - elements of the place that are of key national or international significance, being among the best or only surviving examples of an important type of monument or being outstanding representatives of important social or cultural phenomena.
- 4.2.3 *Considerable* - elements that constitute good and representative examples of an important class of monument (or the only example locally), or that have a particular significance through association (although surviving examples may be relatively common on a national scale) or that make major contributions to the overall significance of the monument.
- 4.2.4 *Moderate* - elements that contribute to the character and understanding of the place, or that provide a historical or cultural context for features of individually greater significance.
- 4.2.5 *Low* - elements that are of low value in general terms or have little or no significance in promoting understanding or appreciation of the place, without being actually intrusive.
- 4.2.6 *Uncertain* - elements that have potential to be significant (e.g. buried archaeological remains) but where it is not possible to be certain on the basis of the evidence currently available.
- 4.2.7 *Intrusive* - items that detract visually from, or obscure understanding of, more significant elements. Recommendations may be made on their removal or on other methods of mitigation.

4.3 Assessment of Significance

Evidential Value

4.3.1 The site is of **uncertain-low evidential value**. Besides the listed farmhouse, which has been subject to some alterations in the 17th and 20th centuries, the historical research and walk over survey did not identify archaeological remains of any significance on the site. The associated farm buildings are largely late 19th-century and 20th-century in date, and are mostly of low architectural merit and historical significance. They are likely to replace previous historic structures however, and evidence for these may remain. The farmland also may have the potential to contain previously unidentified archaeological remains below ground, given the activity in the area over hundreds of years.

Historical Value

4.3.2 The site is of **moderate historical illustrative value** and **moderate historical associative value**. The 16th-century listed farmhouse is timber-framed and discernibly rural in character and the associated 20th-century cottages are fine examples of vernacular architecture of their period. The surrounding arrangement of the farm buildings is likely to indicate how the farmyard developed but are themselves of low historic value, being largely late 19th-century and 20th-century in date with little architectural merit. Currently, the site is obscured from view from the core of Great Warley Conservation Area by the lie of the valley and mature tree growth. It lacks a visual relationship that would contribute to historical association with the Conservation Area. The historic farm and its setting do have a visual relationship with one another but as the road around which the farm has developed is private, this is currently not discernible to the passing public.

Aesthetic Value

4.3.3 The site is of **moderate aesthetic value**. Both the listed farmhouse and the associated cottages are fine examples of vernacular architecture of their period and for this part of the country. However, the listed farmhouse is located in the rear corner of the farmyard and visibility from the road is low. The site is dominated by more modern outbuildings of little aesthetic value besides how they form the farmyard. The site does not contribute to the aesthetic value of the Conservation Area as there is no intervisibility.

Communal Value

4.3.4 Currently, the site is of **no communal value**. There is no visibility between the site and the Conservation Area, and the road that crosses the farmyard is private.

4.4 Summary Statement of Significance

4.4.1 The listed farmhouse and the surrounding land are very characteristic of traditional agricultural settings. The semi-detached cottages are likely to date to the first half of the 20th century but are themselves good examples of vernacular architecture from their period. The form of the farmyard is likely to reflect its historic development but the outbuildings themselves are of little architectural merit and mostly modern or

altered in modern times. As such, they are of little historic significance beyond their association with the listed farmhouse and the form of its yard.

4.4.2 The site is largely hidden from the Conservation Area and its setting by the lie of the land and mature tree growth but it does have some associative value as part of the historic agricultural community in which it was formed. It is considered to have a low positive contribution to the Conservation Area.

1.1.1 Overall, the site is of ***moderate significance***.

5 PROPOSED WORKS AND IMPACT OF DEVELOPMENT

5.1 Proposed Works

5.1.1 The proposals are outlined in the Design Development, included here as Figures 10 to 13.

5.1.2 In summary, the proposed works to Hole Farm and its setting include;

- The conversion of areas of the site’s setting from pastureland to community woods (Figure 10);
- The demolition and rebuilding of the machine store on the east side of the farmyard (Building 1, Figures 11 and 12);
- Demolition and replacement of the grain store on the west side of the farmyard (Building 2, Figures 11 and 12), and a replacement structure built in its footprint;
- The establishment of a car park with the capacity for 94 vehicles at the access point from road B186, to the south of the Grade I listed Church of St Mary the Virgin (Figure 10),
- The construction of a modular building on the site of the car park that would provide refreshments, toilet facilities, and site interpretation (Figure 10).

5.2 Assessment of Impacts of Proposals

5.2.1 The impacts of the proposed works are as follows;

Proposal	Notes of impact
<p>Impact on setting</p>	<p>There will be considerable new tree planting in the area, which will alter the setting of Hole Farm. The farm was discernible from the approach from the south and the listed farmhouse was somewhat visible through the trees. There was less visibility on the approach from the north due to the hedgerows. The trees were bare of leaves at the time of survey in December. Visibility is almost certainly decreased during other seasons when there are leaves on the trees and so tree planting will have a low visual impact on the setting of the listed farmhouse.</p> <p>The design of the community woods optimises access to the site, which is currently private, from three directions and so will have a positive impact on accessibility for the public that will mitigate any loss of visibility.</p> <p>There is no intervisibility between Hole Farm and the historic core of Great Warley Conservation Area. The tip of the spire of the Grade I listed Church of St Mary the Virgin to the north-east could just about be seen through the trees from the access road on the north</p>

	<p>approach (Plate 11) and from the field on the east side of the farmhouse (Plate 12). The design shows that there will be no tree planting between the listed buildings so this view will remain unaffected (Figure 10).</p> <p>It is considered that the changes to the setting will have a low to neutral impact on the site of Hole Farm.</p>
<p>Direct Impacts on Site</p>	<p>The Grade II listed farmhouse and the cottages, which are a part of its curtilage, will remain unchanged and residential in use. Buildings 3 and 4 will also remain. The Forestry England staff managing the woodland estate would be based at the new buildings, which will replace buildings 1 and 2. These would be used for storage of equipment, a site office, a small community tree nursery and a community space. The changes are as follows;</p> <ul style="list-style-type: none"> • It is proposed that the modern grain store, Building 1, will be replaced. The new building will be within a similar footprint (Figure 11), and be of a similar height (Figure 13) to the existing grain store. The existing tower will be reflected in the form of the architecture of the proposed building. It will function as a tree nursery for the community woodland. • The adjacent building on the west side of the farmyard, Building 2, will be replaced. The new building will be within a similar footprint (Figure 11) and be of a similar height (Figure 13) to the existing structure. <p>The new buildings will not only improve the aesthetic and communal value of the site, their reuse as part of the community woodland, and the footfall they will bring to the site, will increase public appreciation and awareness of its heritage value.</p> <p>It is considered that the removal and replacing of the modern farm buildings will have an overall positive impact on the listed farmhouse and the site.</p>
<p>Impact on Conservation Area</p>	<p>Hole Farm and the listed farmhouse contribute to the Conservation Area as part of its wider historic landscape but there is no intervisibility between them. Therefore, the changes to the site will have no visual impact on the Conservation Area. The increased communal use of the site at Hole Farm, however, has the potential to bring more visiting public to Great Warley, and increase community engagement and awareness of its heritage value.</p>

	<p>Overall, the changes to the site will have a positive impact on the Great Warley Conservation Area.</p>
<p>Impact on the nearby Listed Buildings</p>	<p>There is somewhat of a visual relationship between Hole Farm and the nearby Grade I listed Church of St Mary the Virgin. As described above, the spire is visible from certain points of the setting of Hole Farm. From the churchyard, only the tower of the modern grain store at Hole Farm could be seen. The survey was undertaken in December when the trees were bare of leaves and so visibility would have been at its greatest. The design shows that there are no proposals for tree planting between Hole Farmhouse and the listed church so there will be no impact to their visual relationship (Figure 10).</p> <p>The proposed carpark on the west side of Great Warley Street would make the listed church more accessible for the passing public (Figure 10). Currently, there is at most two spaces in a small layby beside the listed Lye gate at the church entrance, and the church is not visible from the road. The carpark and associated amenities have the potential to increase footfall to and awareness of the listed church and its heritage value. Furthermore, the interpretive approach to the amenities will incorporate the cultural heritage of the area as well as environmental education.</p> <p>Overall, it is considered that the changes to the setting of the listed church and the listed Lye gate will have a positive impact.</p>

6 SUMMARY AND CONCLUSIONS

- 6.1.1 This report assesses the heritage significance of Hole Farm and the impacts of the proposals for a community woodland on this significance. The listed farm building and the surrounding land are very characteristic of traditional agricultural settings. The semi-detached cottages are likely to date to the first half of the 20th century but are themselves fine examples of vernacular architecture from their period. The form of the farmyard is likely to reflect its historic development but the outbuildings themselves are of little architectural merit and mostly modern or altered in modern times. As such, they are of little historic significance beyond their association with the listed farmhouse and the form of its yard.
- 6.1.2 The site is largely hidden from the Conservation Area and its setting by the lie of the land and mature tree growth but it does have some associative value as part of the historic agricultural community in which it was formed. It is considered to have a low positive contribution to the Conservation Area. Overall, the site is of **moderate significance**.
- 6.1.3 The design of the community woods optimises access for the public to the site from three directions, increasing communal value, and so will have a positive impact on awareness of the heritage value of Hole Farm. The replacement of the later farm buildings will not only improve the aesthetic and communal value of the site, their use as part of the community woodland, and the footfall they will bring to the site, will also increase public appreciation of the heritage value of the farm.
- 6.1.4 The increased communal use of the site at Hole Farm also has the potential to bring more visiting public to Great Warley Conservation Area and increase community engagement and awareness of its heritage. The carpark and associated amenities have the potential to increase footfall to the Grade I listed Church of St Mary the Virgin, which currently has little room for parking and is hidden from the public road. Furthermore, the interpretive approach to the amenities at the carpark will incorporate the cultural heritage of the area as well as environmental education.
- 6.1.5 The project is thoughtfully designed and considerate of any issues that may impact the heritage. Indeed, it will enhance awareness and community engagement with features of historic interest at both Hole Farm and Great Warley. It is considered that the creation of a community woodland will have an overall **positive impact** on Hole Farm, its setting, and Great Warley Conservation Area.

APPENDIX A BIBLIOGRAPHY

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Powell, E R, 1978 *Great Warley, in A History of the County of Essex: Volume 7*, 163-174. British History Online [redacted] [accessed 2 December 2022].

Archive sources

Essex Record Office. Great Warly Tithe map of 1838 (D/CT 385)

Historic England Archive. Sale Particulars of Coombe Lodge 1910 (SC00340)

1901, 1911, 1917 census

APPENDIX B LISTED BUILDING ENTRY FOR HOLE FARM

Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1250606

Date first listed: 14-Sep-1979

Statutory Address 1: HOLE FARMHOUSE, HOLE FARM LANE

Location

County: Essex

District: Brentwood (District Authority)

Parish: Non Civil Parish

National Grid Reference: TQ 58564 89798

Details

TQ 58 NE GREAT WARLEY HOLE FARM LANE

723-/10/10023 Hole Farmhouse

14/09/79 II

Farmhouse. C16 or earlier hall house, altered in C17 and refenestrated in C20. Timberframed with rendered front elevation with applied timberframing and side wall weatherboarded. Hipped old tiled roof with gablets and of centre stack rising through front roof slope between eastern bays. Two storeys; 4 windows. C20 casements throughout. Door at east. C20 single storey outshot at rear. Some original framing visible inside, with clear evidence of the original hall and the insertion of the stack. .

APPENDIX C CENSUS INFORMATION FOR HOLE FARM

1841 Census

Name	Relationship	Age	Occupation
Jane Parker	(Head)	75	Farmer
John Parker	(Son)	35	Farmer
Susannah Parker	(Daughter-in-law)	25	
N. K. Parker	(Granddaughter)	2 weeks	
Mary Ann Pinchon		13	
Caroline Batson	(Servant)	15	Servant
Elizabeth Bennett	(Servant)	50	Servant

The abbreviation N.K. stands for not known and here indicates the baby had not been named on the night of the census. Three weeks later, a Susannah Parker, daughter of John and Susannah Parker, was baptised at Great Warley.

Relationships have been inferred as they are not given for the 1841 census. It is unclear if Mary Ann Pinchon is another servant or a visitor. This census also rounds ages to the nearest multiple of five, except where the individual was below fifteen years of age.

1851 Census

Address	Name	Relationship	Age	Occupation
Hole Farm	James Lazell	Head	41	Labourer
	Sarah Lazell	Wife	43	
	Henry Lazell	Son	18	Labourer
	Emma Lazell	Daughter	14	Scholar
	Eliza Lazell	Daughter	10	Scholar
Hole Farm	Leontine Lazell	Daughter	2	
	James Neves	Head	40	Labourer
	Mary Neves	Wife	36	
	Mary Neves	Daughter	16	
	Eliza Neves	Daughter	12	Scholar
	Charles Neves	Son	10	
Hole Farm	Ann Neves	Daughter	9	Scholar
	Richard Hall	Head	37	Labourer
	Mary Hall	Wife	37	
	William Hall	Son	12	Labourer
	Thomas Hall	Son	10	Labourer
	Mary Hall	Daughter	8	Scholar
	Eliza Hall	Daughter	6	Scholar

	Susan Hall	Daughter	3	
	Richard Hall	Son	1	

1861 Census

Address	Name	Relationship	Age	Occupation
Hole Farm	Peter Cast	Head	47	Farm Labourer
	Ann Cast	Wife	44	
	Peter Cast	Son	21	Farm Labourer
	Jesse Cast	Son	19	Farm Labourer
	George Cast	Son	13	Farm Labourer
	Thomas Cast	Son	11	Farm Labourer
	Eliza Cast	Daughter	5	
Hole Farm	Charles Downing	Head	36	Farm Labourer
	Rebecca Downing	Wife	31	Labourer's wife
	Harriet Downing	Daughter	9	Scholar
	William Downing	Son	5	Scholar
	Elizabeth Downing	Daughter	8 mths	
Hole Farm	Mary Neves	Head	46	Labourer's widow
	Eliza Neves	Daughter	22	General servant
	Charles Neves	Son	20	Farm Labourer
	John Neves	Son	9	Scholar
	Louisa Neves	Daughter	5	Scholar

1871 Census

Address	Name	Relationship	Age	Occupation
Hole Farm Cottages	Charles Downing	Head	48	Farm Labourer
	Rebecca Downing	Wife	44	
	William Downing	Son	15	
	Elizabeth Downing	Daughter	11	Scholar
	Edward Downing	Son	9	Scholar
	Charles Downing	Son	9	Scholar
	Sarah Downing	Daughter	6	Scholar
Hole Farm Cottages	Samuel Kent	Head	42	Farm Labourer
	Sarah Kent	Wife	45	
	Sarah Kent	Daughter	12	Scholar
	Samuel Kent	Son	9	Scholar
	Harriet Kent	Daughter	6	Scholar
	George Kent	Son	2	

1881 Census

Address	Name	Relationship	Age	Occupation
Hole Farm	Samuel Kent	Head	49	Farm Labourer

	Sarah Kent	Wife	40	
	Samuel Kent	Son	19	Farm Labourer
	George Kent	Son	12	Scholar

1891 Census

Address	Name	Relationship	Age	Occupation
Cottage Hole Farm	Samuel Kent	Head	62	Farm Labourer
	Sarah Kent	Wife	63	
	Samuel Kent	Son	31	Farm Labourer
Cottage Hole Farm	Samuel Redgewell	Head	35	Farm Labourer
	Susannah Redgewell	Wife	40	
	Frank Redgewell	Son	12	
	Ellen Redgewell	Daughter	9	
	Alice Redgewell	Daughter	6	

1901 Census

Address	Name	Relationship	Age	Occupation
Hole Farm	Samuel Kent	Head	71	Farm Labourer
	Sarah Kent	Wife	74	
	Samuel Kent	Son	39	Farm Labourer
Hole Farm	Frederick Doe	Head	41	Horseman on farm
	Emily Doe	Wife	39	
	Alfred Doe	Son	17	Horseman on farm
	Edwin Doe	Son	15	Stable help
	John Doe	Son	12	Paper seller
	Sydney Doe	Son	10	
	Ida Doe	Daughter	5	
	Dorothy Doe	Daughter	2	

1911 Census

Hole Farm does not appear on the 1911 census returns but both cottages are listed in the summary book as being unoccupied.

1921 Census

Address	Name	Relationship	Age	Occupation
Hole Farm	Alfred Shuttleworth	Head	30	Farm Labourer
	Ada Shuttleworth	Wife	27	Home duties
	Joan Shuttleworth	Daughter	9 mths	
	Edward Shuttleworth	Son	9 mths	
Hole Farm	Ernest Harrington	Head	35	Skilled labourer
	Daisy Harrington	Wife	36	

	Herbert Harrington	Son	14	Labourer
	Ella Harrington	Daughter	9	
	Ethel Harrington	Daughter	8	
	George Harrington	Father	58	Skilled labourer

References

1841 Census return for Essex, Great Warley, Enumeration District 9, p.14.

1851 Census return for Essex, Great Warley, Enumeration District 6, Schedules 130-1.

1861 Census return for Essex, Great Warley, Enumeration District 9, Schedules 1-3.

1871 Census return for Essex, Great Warley, Enumeration District 9, Schedules 3-4.

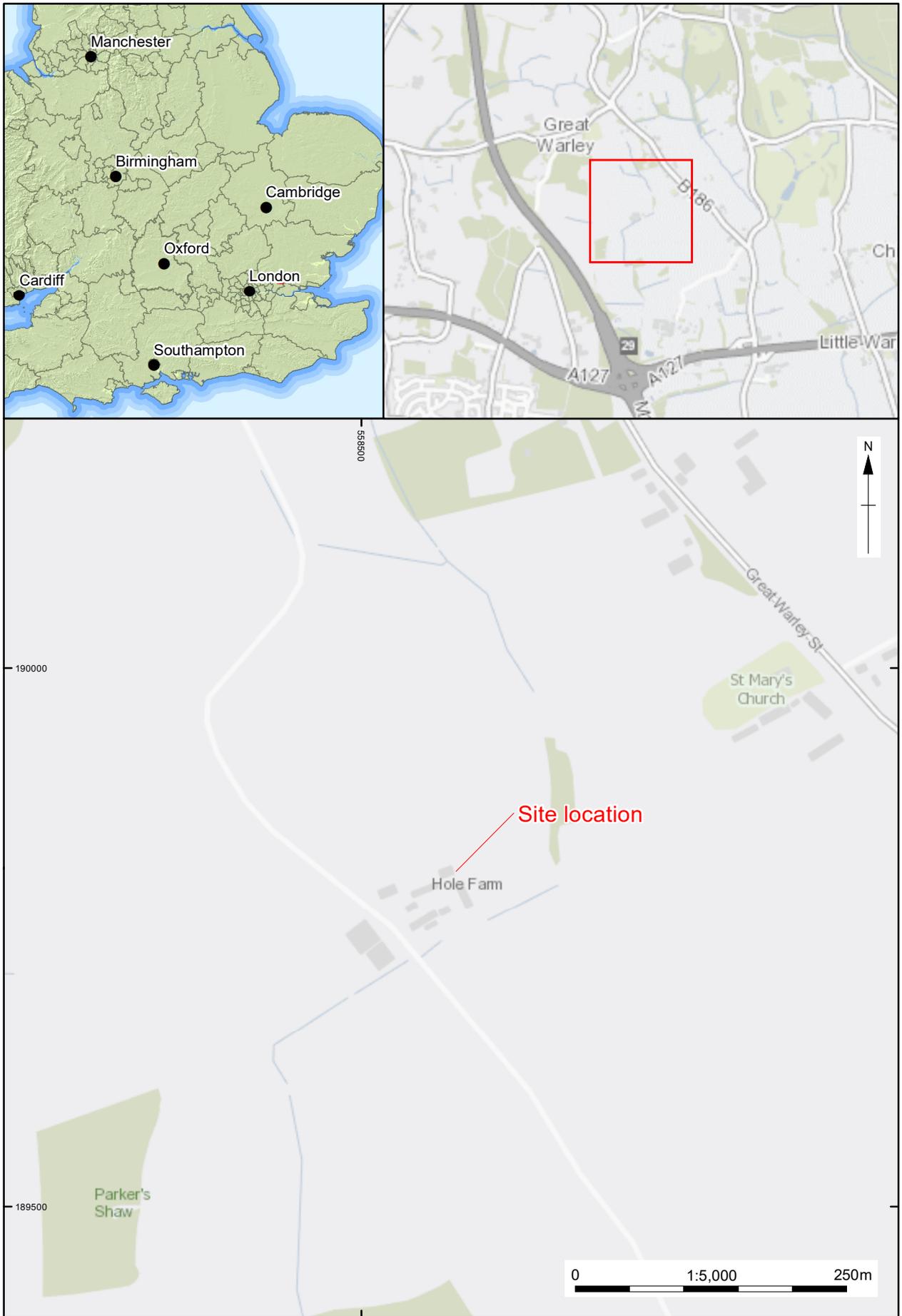
1881 Census return for Essex, Great Warley, Enumeration District 9, Schedule 226.

1891 Census return for Essex, Great Warley, Enumeration District 9, Schedules 81-2.

1901 Census return for Essex, Great Warley, Enumeration District 9, Schedules 3-4.

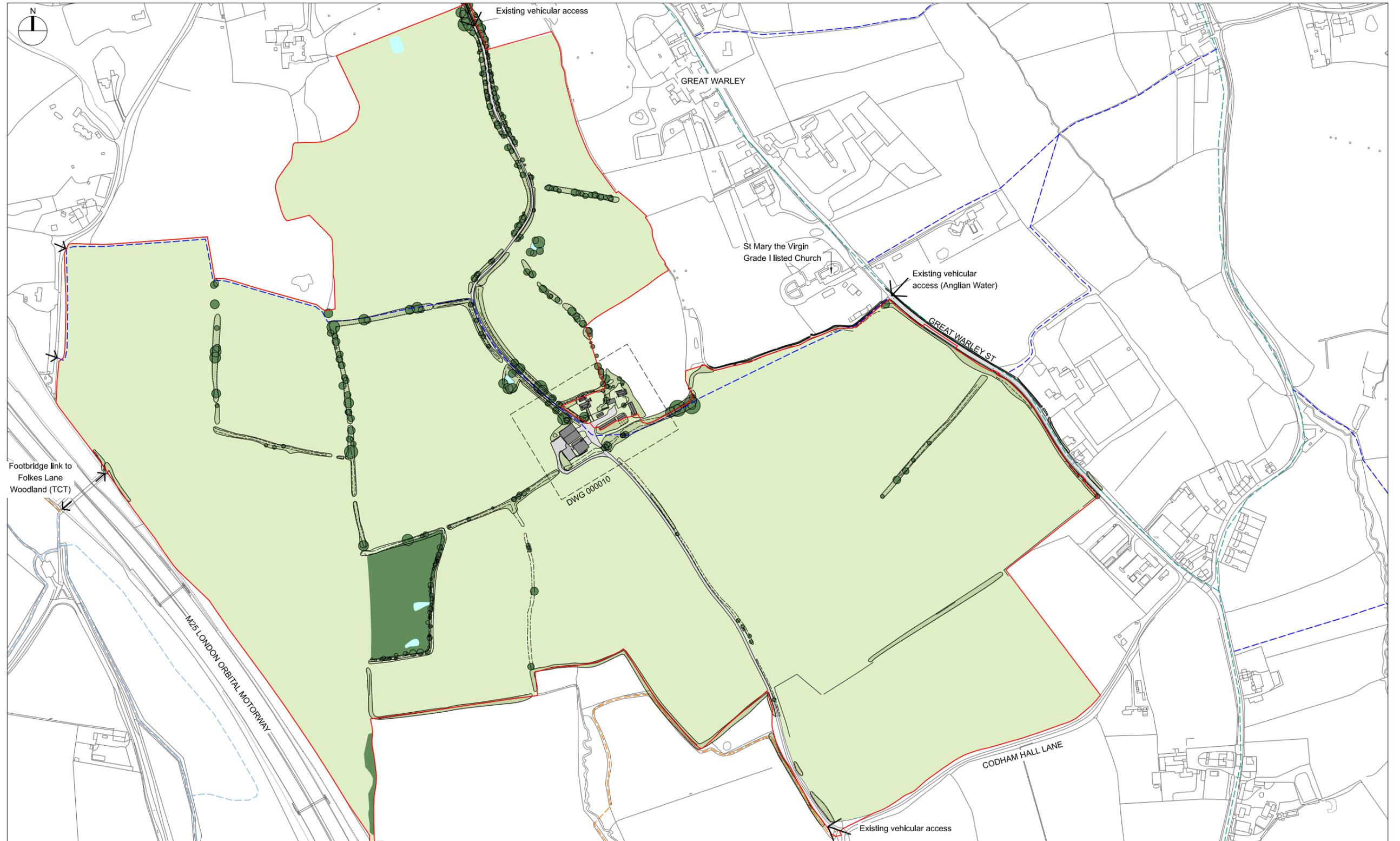
1911 Census Summary Books for Essex, Great Warley, Enumeration District 16, between Schedules 22-3.

1921 Census return for Essex, Great Warley, Enumeration District 22, Schedules 57-8.



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Figure 1: Site location



GENERAL NOTES

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KEY			
—	Planning application boundary	—	Existing footpath (PRoW)
■	Existing farmland/grassland	—	Existing bridleway
■	Existing woodland	—	Frequently used footpath and cycle route
■	Existing buildings	←	Existing site access point
■	Existing road - surfaced	⬇	Existing pond
■	Existing track		
■	Existing hardstanding		

Rev	Date	Description	Drawn	Chkd	App
P06	13/04/23	FOR APPROVAL	VS	GH	JB
P04	31/03/23	FOR APPROVAL	VS	GH	JB
P03	15/03/23	IDR FOR COMMENT	VS	GH	JB
P02	03/02/23	PLANNING DRAFT FOR COMMENT	EB	GH	JB
P01	25/01/23	FOR INFORMATION	EB	GH	JB

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Project Title HOLE FARM
Drawing Title EXISTING SITE PLAN
Scale 1:1000
Date Created 24-01-23
Drawn By EB
Checked By GH
Approved By JB
Alternative Reference
Status FOR APPROVAL
Suitability Code
Drawing Number 375-FP-00-ZZ-DRG-A-000002
Revision P05

Figure 2: Existing site plan



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KEY
 Overhead electricity cables
 Top of bank or ditch



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Project Title: Hole Farm
 Drawing Title: HOLE FARM BUILDINGS CLUSTER EXISTING SITE PLAN
 Sheet Size: A1 841 x 594

Figure 3: Plan of Hole Farm



Figure 4: The 1838 Tithe map, showing Hole Farm

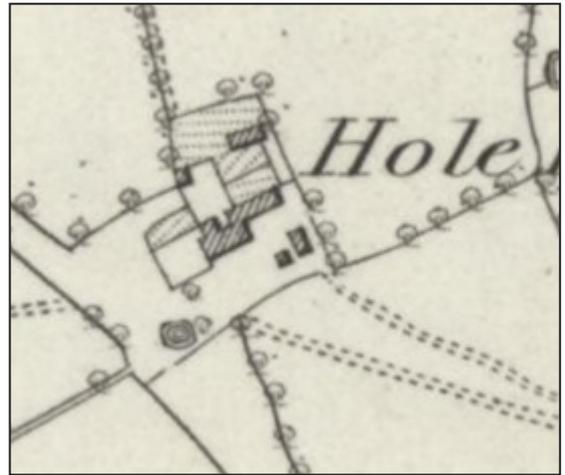


Figure 5: The OS map of 1880/1881, showing Hole Farm



Figure 6: The OS map of 1896, showing Hole Farm



Figure 7: The OS map of 1898, showing Hole Farm

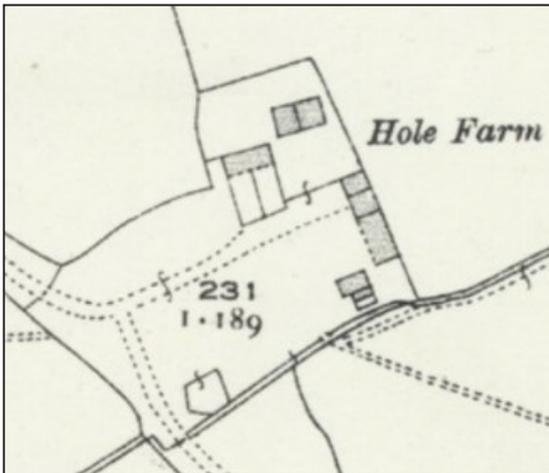
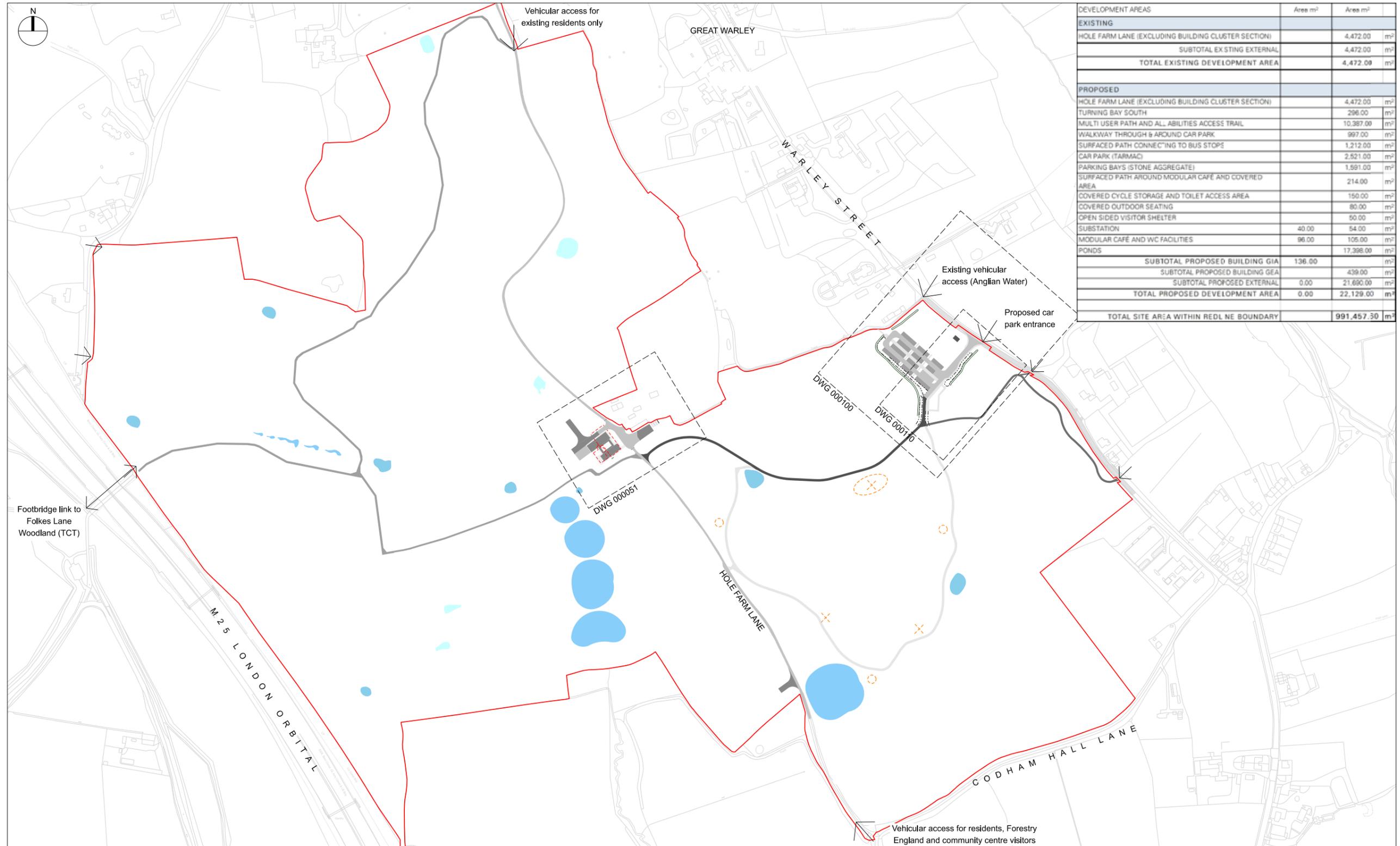


Figure 8: The OS map of 1920, showing Hole Farm



Figure 9: Modern satellite imagery of Hole Farm



DEVELOPMENT AREAS	Area m ²	Area m ²
EXISTING		
HOLE FARM LANE (EXCLUDING BUILDING CLUSTER SECTION)	4,472.00	m ²
SUBTOTAL EX STING EXTERNAL	4,472.00	m ²
TOTAL EXISTING DEVELOPMENT AREA	4,472.00	m²
PROPOSED		
HOLE FARM LANE (EXCLUDING BUILDING CLUSTER SECTION)	4,472.00	m ²
TURNING BAY SOUTH	296.00	m ²
MULTI USER PATH AND ALL ABILITIES ACCESS TRAIL	10,987.00	m ²
WALKWAY THROUGH & AROUND CAR PARK	997.00	m ²
SURFACED PATH CONNECTING TO BUS STOP	1,212.00	m ²
CAR PARK (TARMAC)	2,521.00	m ²
PARKING BAYS (STONE AGGREGATE)	1,581.00	m ²
SURFACED PATH AROUND MODULAR CAFE AND COVERED AREA	214.00	m ²
COVERED CYCLE STORAGE AND TOILET ACCESS AREA	150.00	m ²
COVERED OUTDOOR SEATING	80.00	m ²
OPEN SIDED VISITOR SHELTER	50.00	m ²
SUBSTATION	40.00	54.00
MODULAR CAFE AND WC FACILITIES	96.00	105.00
PONDS		17,398.00
SUBTOTAL PROPOSED BUILDING GIA	136.00	m ²
SUBTOTAL PROPOSED BUILDING GEA	439.00	m ²
SUBTOTAL PROPOSED EXTERNAL	0.00	21,650.00
TOTAL PROPOSED DEVELOPMENT AREA	0.00	22,129.00
TOTAL SITE AREA WITHIN RED LINE BOUNDARY		991,457.30

GENERAL NOTES

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KEY

- Planning application boundary
- Existing buildings to be demolished
- Surfaced path type A - 3.5m width prime aggregate with a wearing course of tar and chip, grey granite finish
- Surfaced path type B - 3m width tarmac with coloured surface dressing of natural angled stone chip
- Surfaced path type C - 3m width unsealed prime aggregate, with compacted 6mm to dust grey granite angled chip
- Surfaced path type D - 3m width prime aggregate with a wearing course of tar and chip, grey granite finish
- Surfaced path type E - 3m width tarmac with grey granite surface dressing
- Unsealed prime aggregate, with compacted 6mm to dust grey granite angled chip

Woodland setting is part of separate permitted development application by Forestry England

- Proposed ponds
- Existing ponds
- Pedestrian site access point
- Vehicular site access point
- Existing footpath (PRoW)
- Proposed sculpture
- Proposed play area
- Proposed play feature

Features of a play and sensory trail for more information please refer to Forestry England's Interpretation strategy

0 50m 100m 150m 200m

Rev	Date	Description	Drawn	Chkd	App
P04	13/04/23	FOR APPROVAL	VS	GH	JB
P03	31/03/23	FOR APPROVAL	VS	GH	JB
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 Date Created: 01-02-23

Drawn By: EB
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 Approved By: JB

Status: FOR APPROVAL

Project Title
HOLE FARM

Drawing Title
PROPOSED SITE PLAN

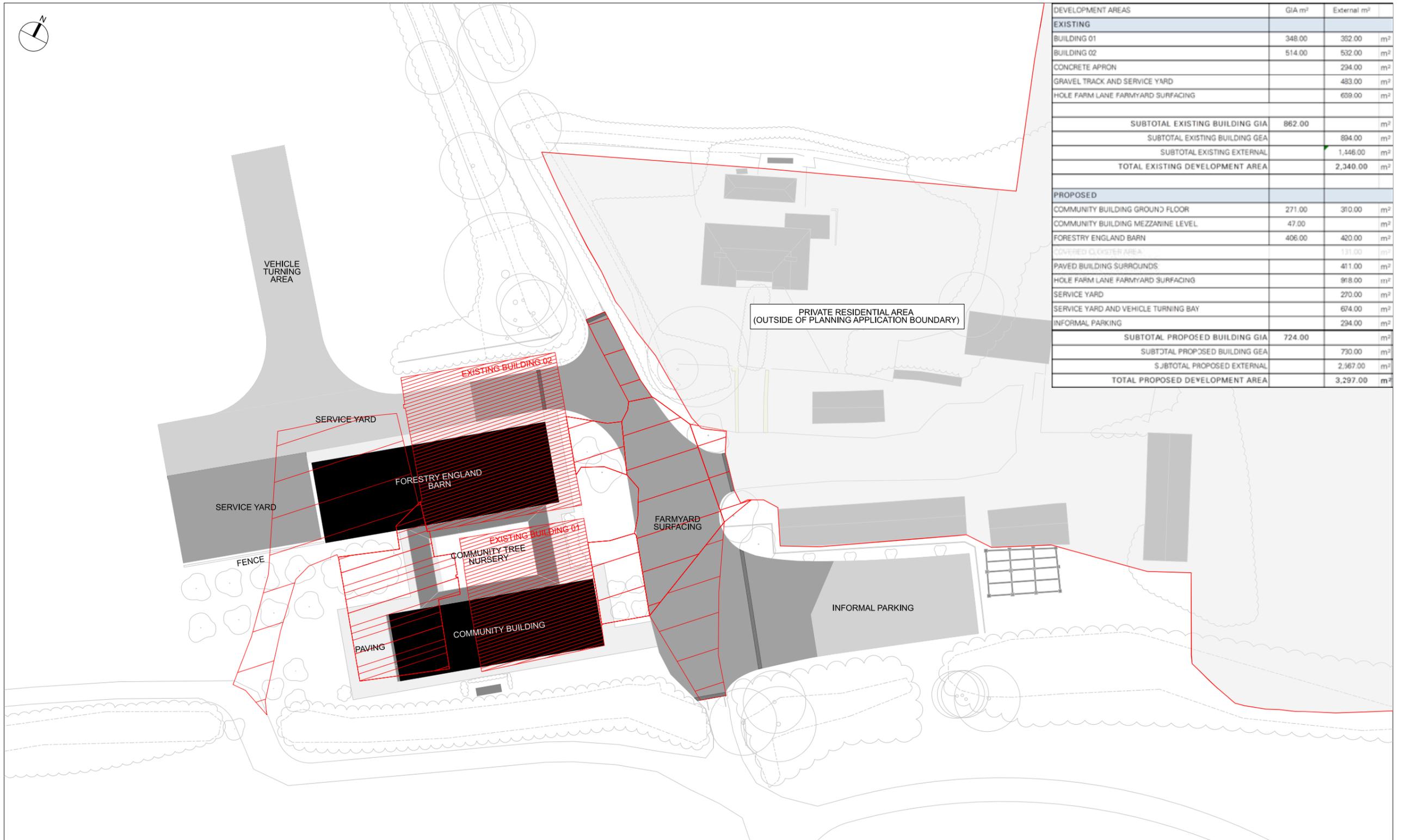
Alternative Reference

Drawing Number
375-FP-00-ZZ-DRG-A-000053

Revision
P04

Sheet Size A1 841 x 594

Figure 10: Proposed site plan of woodland including the new carpark to the east



DEVELOPMENT AREAS		GIA m ²	External m ²
EXISTING			
BUILDING 01		348.00	352.00 m ²
BUILDING 02		514.00	532.00 m ²
CONCRETE APRON			294.00 m ²
GRAVEL TRACK AND SERVICE YARD			483.00 m ²
HOLE FARM LANE FARMYARD SURFACING			659.00 m ²
SUBTOTAL EXISTING BUILDING GIA		862.00	m ²
SUBTOTAL EXISTING BUILDING GEA			894.00 m ²
SUBTOTAL EXISTING EXTERNAL			1,446.00 m ²
TOTAL EXISTING DEVELOPMENT AREA			2,340.00 m²
PROPOSED			
COMMUNITY BUILDING GROUND FLOOR		271.00	310.00 m ²
COMMUNITY BUILDING MEZZANINE LEVEL		47.00	m ²
FORESTRY ENGLAND BARN		406.00	420.00 m ²
COVERED CLUSTER AREA			131.00 m ²
PAVED BUILDING SURROUNDS			411.00 m ²
HOLE FARM LANE FARMYARD SURFACING			918.00 m ²
SERVICE YARD			270.00 m ²
SERVICE YARD AND VEHICLE TURNING BAY			674.00 m ²
INFORMAL PARKING			294.00 m ²
SUBTOTAL PROPOSED BUILDING GIA		724.00	m ²
SUBTOTAL PROPOSED BUILDING GEA			730.00 m ²
SUBTOTAL PROPOSED EXTERNAL			2,567.00 m ²
TOTAL PROPOSED DEVELOPMENT AREA			3,297.00 m²

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KEY

- Site boundary (as provided by LTC Land & Property. Exact location to be confirmed)
- Proposed buildings
- Tarmac with coloured surface dressing of natural angled stone chip
- Unsealed prime aggregate, with compacted 6mm to dust grey granite angled chip
- Proposed paving
- Existing buildings to be demolished
- Existing concrete apron
- Existing gravel track and yard

Scale 1:500@A3

Rev	Date	Description	Drawn	Chkd	App
P04	13/04/23	FOR APPROVAL	VS	GH	JB
P03	31/03/23	FOR APPROVAL	VS	GH	JB
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Scale: _____ Date Created: **14-02-23**

Drawn By: **EB** Checked By: **GH** Approved By: **JB**

Status: **FOR APPROVAL** Suitability Code: _____

Project Title
HOLE FARM

Drawing Title
PROPOSED BUILDINGS CLUSTER DEVELOPMENT AREAS

Alternative Reference: _____

Drawing Number: **375-FP-01-ZZ-DRG-A-000052** Revision: **P04**

Sheet Size A1 841 x 594

Figure 11: Plan of site showing footprints of proposed new buildings in black and footprints of buildings to be demolished in red



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KEY

Planning application boundary	Top of bank or ditch	Existing building footprint
Proposed buildings	Hedgerows	Existing concrete apron
Surfaced path type B - 3m width tarmac with coloured surface dressing of natural angled stone chip	Existing trees	Existing footpath (PROW)
Surfaced path type C - 3m width unsealed prime aggregate, with compacted 6mm to dust grey granite angled chip	Proposed trees	
Surfaced path type E - 3m width tarmac with grey granite surface dressing		
Unsealed prime aggregate		
Proposed threshold surfacing		

Scale 1:500@A3

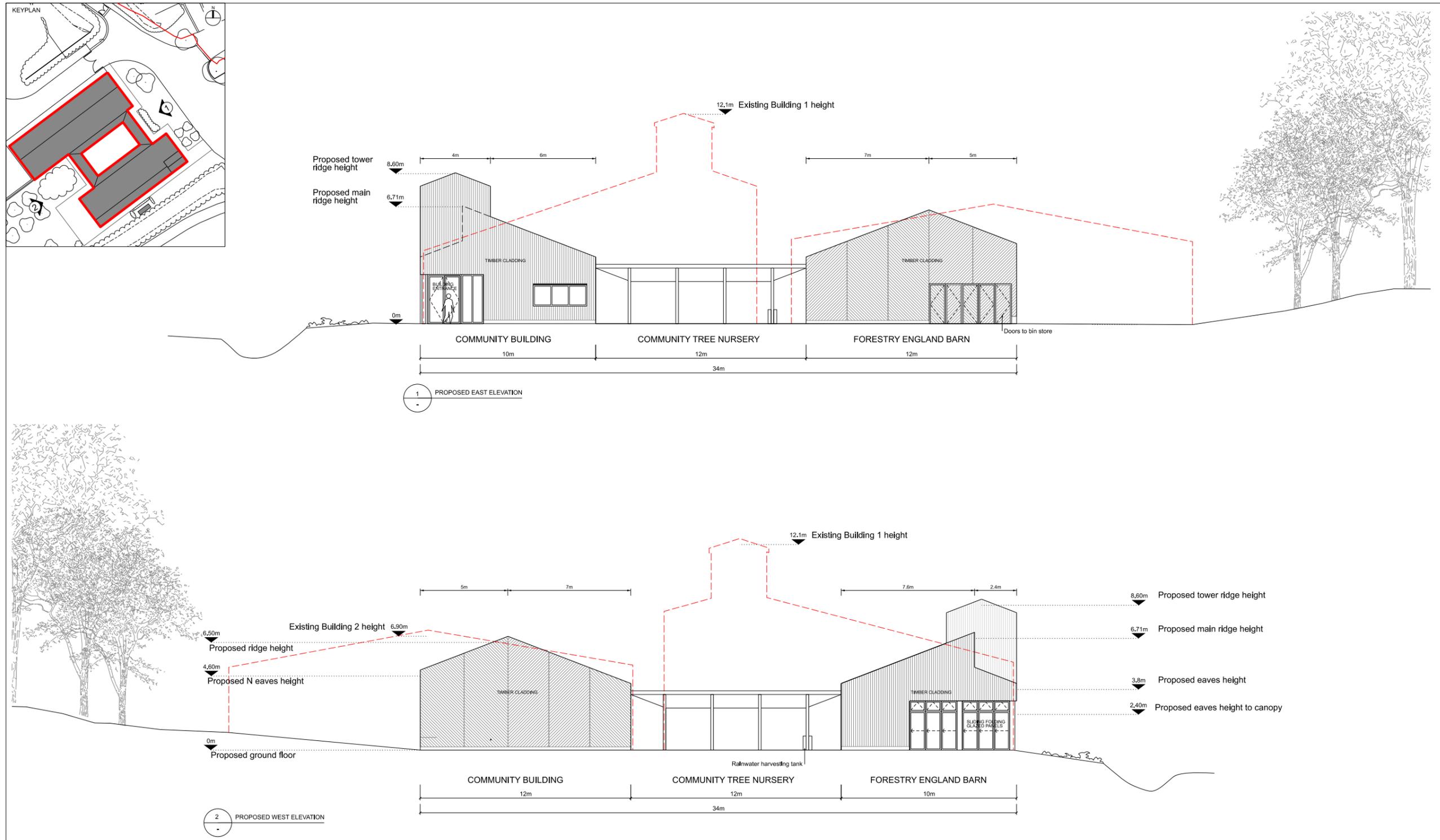
Rev	Date	Description	Drawn	Chkd	App
P04	13/04/23	FOR APPROVAL	VS	GH	JB
P03	31/03/23	FOR APPROVAL	VS	GH	JB
P02	15/03/23	IDR FOR COMMENT	VS	GH	JB
P01	03/02/23	PLANNING DRAFT FOR COMMENT	EB	GH	JB

Client
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Project Title HOLE FARM
Drawing Title PROPOSED BUILDINGS CLUSTER SITE PLAN
Alternative Reference
Drawing Number 375-FP-01-ZZ-DRG-A-000051
Revision P04

Figure 12: Proposed site plan of Hole Farm



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KEY

--- Existing building outline

Rev	Date	Description	Drawn	Chkd	App
P06	13/04/23	FOR APPROVAL	VS	GH	JB
P05	31/03/23	FOR APPROVAL	VS	GH	JB
P04	23/03/23	FOR INFORMATION	VS	GH	JB
P03	15/03/23	IDR FOR COMMENT	VS	GH	JB
P02	06/03/23	CLERESTORY AND ROOF UPDATES	VS	GH	JB
P01	03/02/23	PLANNING DRAFT FOR COMMENT	EB	GH	JB

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HOLE FARM

Drawing Title
PROPOSED COMMUNITY BUILDING & FORESTRY ENGLAND BARN EAST AND WEST ELEVATIONS

Alternative Reference: _____

Drawing Number: 375-FP-01-ZZ-DRG-A-000070

Revision: P06

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Figure 13: Proposed elevations of buildings replacing Building 1 and Building 2, showing outline of existing buildings in red



Plate 1: Hole Farm, viewed from the south-east



Plate 2: Approach to Hole Farm from the south, looking south-east



Plate 3: Approach to Hole Farm from the north, looking north-west



Plate 4: Hole Farm, looking north-east



Plate 5: The listed farmhouse at Hole Farm, looking north-west



Plate 6: The cottages at Hole Farm, looking north-west



Plate 7: Outbuildings on the north side of the farmyard at Hole Farm, looking north-east



Plate 8: The barn at the south side of the farmyard at Hole Farm, looking south-east



Plate 9: Ruined outhouse on the south side of the farmyard at Hole Farm, looking north-west



Plate 10: The large outhouses on the west side of the farmyard at Hole Farm, looking south-west



Plate 11: View of the steeple of the Church of St Mary the Virgin in Great Warley from the north approach to Hole Farm, looking east



Plate 12: View of the steeple of the Church of St Mary the Virgin in Great Warley from the field to the east of the listed farmhouse, looking north-east



Plate 13: View of Hole Farm from the Churchyard of St Mary the Virgin, looking south-west



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