

## INTRODUCTION

Overstone Hall, a Grade II Listed Building, suffered a disastrous fire in 2001 which left a substantial part of the building in ruins. The Dorcas Wing has also deteriorated as a consequence of vandalism and theft of materials. In 2016 Barry Howard Homes (BHH) acquired Overstone Hall with the objective of achieving a comprehensive restoration. This exhibition displays proposals by BHH.

The cost of restoration of the Hall has been calculated as being in the order of £27.5million (excluding VAT) (so termed the Conservation Deficit). This cost can only be offset by financial support from other new development (so termed 'Enabling Development'). The scale of the Conservation Deficit is sufficient that other land away from Overstone Hall will have to be identified to realise further capital value for restoration of the Hall.

Today's exhibition has been arranged to display the proposals for the following applications which have been submitted to Daventry District Council for their determination.

### Enabling Development

- **DA/2018/0275:** Outline planning permission for the construction of 60 dwellings for part enabling development of the restoration of Overstone Hall, including alterations to the existing access, creation of new parking spaces for Overstone School, new pedestrian footpaths, the re-planting of an existing oak tree (subject to a TPO), repositioning of existing stone wall, public open space, construction of foul water pumping station, Sustainable Urban Drainage System, construction of sub-station with landscaping details reserved only.

### Overstone Hall

- **DA/2018/0274:** Listed Building Consent for the restoration and reinstatement of Overstone Hall. Internal alterations to the original room layout to facilitate provision of 16 residential units associated with change of use from a dual use (Class D1 and C2) to Class C3 dwelling houses; demolition of existing single storey outbuilding and reconstruction to provide 4 garages and bin stores; demolition of single storey extension adjoining east elevation (former canteen); reinstatement of east elevation following removal of former canteen; removal of existing dilapidated former boiler house and swimming pool base.
- **DA/2018/0273:** The restoration and reinstatement of Overstone Hall, including the conversion to 16 residential units, demolition of existing single storey outbuilding, construction of building for 4 garages, demolition of single storey extension, provision of access and road and parking area, construction of wildlife tower, construction of foul water pumping station and Sustainable Urban Drainage System.



Figures 1 - 4: Images of Overstone Hall before and after the fire

### The exhibition is set out in the following format:

- Update since March 2017
- What is 'Enabling Development'?
- Conservation Deficit
- Proposals for Overstone Hall
- Proposals for Enabling Development on Land to the North of Overstone Hall
- What happens next?



## UPDATE SINCE MARCH 2017

### Public Exhibition - March 2017

On the 23rd March 2017 a Public Exhibition was held to display the emerging proposals for enabling development and schemes for the potential re-use of Overstone Hall. Proposals for Enabling Development included 185 dwellings on land to the north of Overstone Hall and land to the east and south west of Overstone Hall, along with the Change of Use of Overstone Hall to 25 homes.

The Public Exhibition was attended by approximately 290 visitors and a total of 75 written representations were received during and after the event. A total of 47 petition slips were also deposited into the comment box provided at the event.

Most attendees welcomed proposals for securing the restoration of the Hall (some considered that there was no public benefit to be gained from restoration). The majority of the attendees were concerned as to the potential scale of enabling development, and considered the amount of housing raised substantial issues relating to traffic generation and the urbanising impact upon the village.

### Pre-application Submission - September 2017

In September 2017 a pre-application submission was made to Daventry District Council.

In response to the concerns raised at the Public Exhibition in March 2017, and the views of Officers at Daventry District Council, the scale of development proposed on land to the north of Overstone Hall has been significantly reduced from 185 homes (as displayed in March 2017) to 60 detached homes, which are positioned adjoining the edge of Overstone Village.

Daventry District Council provided detailed comments relating to the internal layout of Overstone Hall and their wish to limit subdivision of large rooms, this has resulted in a reduction of homes from 25 (as displayed in March 2017) to 18 homes.

### Where are we now?

As stated at Board 1, three planning applications have been submitted to Daventry District Council.

The applications were made valid on 14th May 2018. The District Council have sent out notifications for consultation responses from statutory bodies, non-statutory bodies and local residents.



## PLANNING POLICY

National Planning Policy is provided in a document titled the National Planning Policy Framework (The Framework). Under Section 12 titled 'Conserving and Enhancing the Historic Environment' reference is made to 'Enabling Development' at paragraph 140, stating:

*"Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies".*

In 2001 English Heritage (now named Historic England) issued specific guidance on Enabling Development titled 'Enabling Development and the Conservation of Significant Places'. Enabling Development is defined as being:

*"Enabling development" is development that would be unacceptable in planning terms but for the fact that it would bring public benefits (in securing the long term future of a place of historic significance) sufficient to justify it being carried out, and which could not otherwise be achieved".*

*"The problem which enabling development typically seeks to address occurs when the cost of maintenance, major repair or conversion to the optimum viable use of a building is greater than its resulting value to its owner or in the property market. This means that a subsidy to cover the difference – the 'conservation deficit' – is necessary to secure its future".*

Daventry District Council will consider the merits of these proposals in the context of this guidance.

Daventry District Council acknowledged at the 14th July 2016 Strategy Group that:

*"The Council will work in partnership with the new owner of Overstone Hall to achieve its restoration, based on the approach in the Historic England Policy on enabling development".*



National Planning Policy Framework



Figure 5: National Planning Policy Framework (2012) Department for Communities and Local Government (now Ministry of Housing, Communities & Local Government)

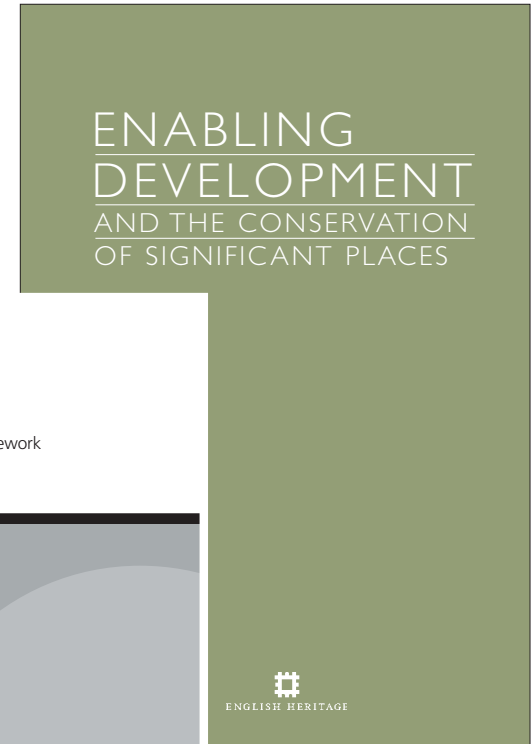


Figure 6: Enabling Development and the Conservation of Significant Places (2001) English Heritage (Now Historic England)



## CONSERVATION DEFICIT

The applications are accompanied by a 'Development Options - Feasibility Report' prepared by Bruton Knowles, dated March 2018. The report concludes that conversion of the Hall to a residential use provides the lowest Conservation Deficit from a range of uses and will secure the long term future of the Hall. The conclusions of the report are set out in the table below:

Proposed Use	Capital Value (A)	Total Costs* (B)	Conservation Deficit (C = B - A)
Office	£2.63m	£28.00m	£25.0m*
Hotel & Spa	£8.0m	£40.80m	£32.80m*
Care Home	£4.5m	£29.75m	£27.00m*
Restaurant**	£4.25m	£24.5m	£20.30m*
Training	£19.0m	£55.10m	£36.10m*
Residential	£7.20m	£27.60m	£20.25m*

\*Excluding S106 Off-site Highways Contributions; VAT  
 \*\*Ground Floor Only  
 Notes:  
 Figures rounded

The 'Enabling Development Report' prepared by Bruton Knowles, dated April 2018 concludes that the proposed Enabling Development of 60 dwellings on Land to the North of Overstone Hall would deliver circa £4.5 million towards the preliminary phase of restoration of the Hall.

## PRELIMINARY PHASE OF RESTORATION

The Conservation Engineering Strategy, which accompanies the applications, has identified the following scope of works which will be undertaken as the first phase of restoration. These works comprise:

### North Range – Fire Damaged:

- Provision of onsite welfare facilities for the duration of these activities
- Segregation of the areas of work within the site secure boundary
- The erection of a tower crane and the engagement of supplementary mobile cranes
- Removing loose brick and masonry from all levels
- Stabilizing and propping dangerous masonry and brick
- Erection of external scaffold on three sides and a temporary scaffold roof
- The installation of the new second floor structure
- Removing vegetation (initial herbicidal application from man basket)
- Removal and sorting of fire debris – possible contamination
- Forming safe access to the basement
- Removing asbestos contaminated materials
- Establishment of safe access routes through the building
- Retention of reusable materials stored safely on site, marked and protected

### South Range – Dilapidated Part of the Hall (Dorcas Wing):

- Provision of onsite welfare facilities for the duration of these activities
- Segregation of the areas of work within the site secure boundary
- Establishment of safe access routes through the building
- Removal of all detritus left by the previous occupiers
- Removal of all areas of collapsed or decayed or water damaged structure
- Assessment of structural capacity to accept change and implementation of new structural elements
- Temporary support to decayed or failed structural elements
- Dry rot / wet rot and insect timber treatment
- Form safe access to and through the basement
- Retention of reusable materials stored safely on site, marked and protected
- Installation and erection of access scaffold
- Replacement / reinstatement of the roof finishes

It is anticipated that the Preliminary Phase of Restoration will commence in 2019 upon receipt of Planning Permission for the first phase of Enabling Development.

Barry Howard Homes continues to hold discussions with Daventry District Council as to the identification of other suitable sites for the remaining Enabling Development that is required.





## PROPOSALS FOR OVERSTONE HALL (DA/2018/0273 & DA/2018/0274)

An application for full planning permission and Listed Building Consent has been submitted to Daventry District Council for:

- The Restoration and Reinstatement of Overstone Hall to form 10 apartments and 6 houses
- Internal and external alternations to the original room layout and roof to facilities provision of 16 homes
- Change of Use of Overstone Hall from a dual use (Class D1 and C2) to Class C3 Dwelling Houses
- Demolition of existing single storey outbuilding and reconstruction to provide 4 garages and bin stores
- Demolition of existing single storey extension adjoining the east elevation (former canteen)
- Removal of existing metal fire escape
- Conversion of existing outbuilding to form store (to house No. 3)
- Reinstatement of the east elevation following removal of the former canteen
- Provision of parking spaces and access roads
- Provision of private amenity spaces
- Felling of trees in accordance with Arboriculturalist's recommendations
- Construction of Wildlife Tower
- Provision of Passing Bays along existing driveway
- Construction of Foul Water Pumping Station with reinforced grass turning head/access for pumping station
- Provision of Attenuation Pond
- Removal of existing dilapidated former Boiler House and Swimming Pool Base

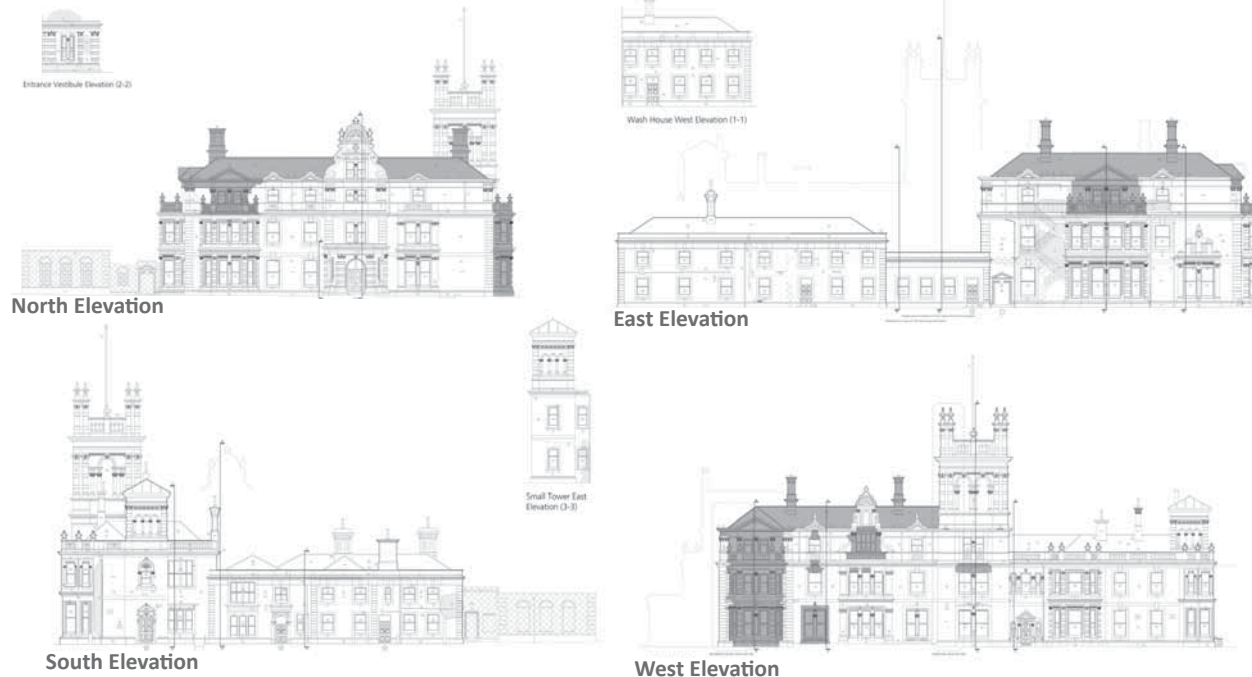


Figure 7 (above): Overall Site Plan for Overstone Hall (DA/2018/0273 & DA/2018/0274)  
 Figures 8 - 11(Left): Elevations of restored Overstone Hall



## PROPOSALS FOR OVERSTONE HALL (DA/2018/0273 & DA/2018/0274)

The plans displayed on this board identify how the Hall can be subdivided to form 10 spacious apartments and 6 houses.

The proposals include the restoration of the principal rooms (shown in yellow) and Entrance Hall (in green) to reinstate historical detailing.

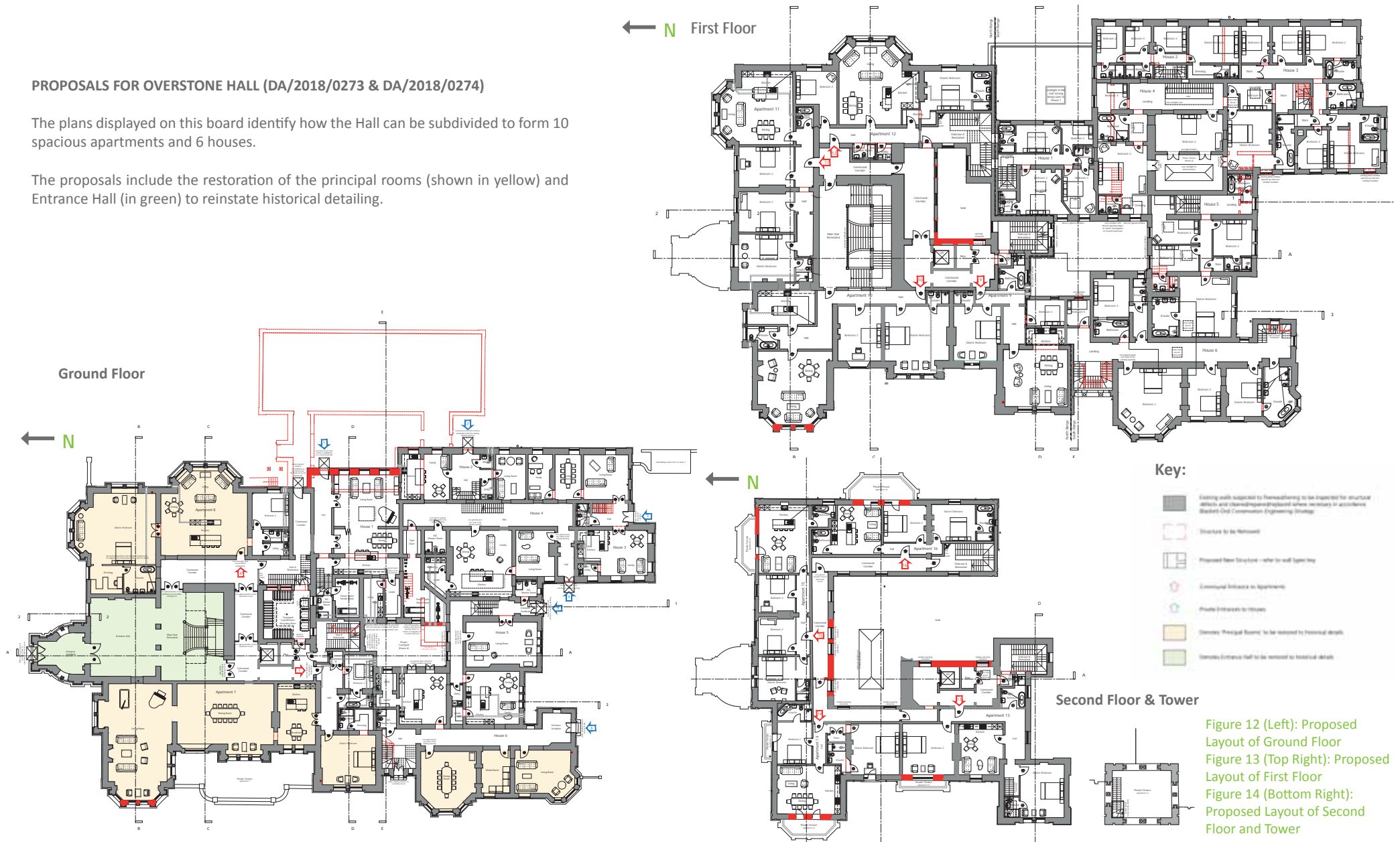


Figure 12 (Left): Proposed Layout of Ground Floor  
 Figure 13 (Top Right): Proposed Layout of First Floor  
 Figure 14 (Bottom Right): Proposed Layout of Second Floor and Tower



### PROPOSALS FOR OVERSTONE HALL (DA/2018/0273 & DA/2018/0274) - AMENITY SPACE, PARKING AND LANDSCAPING

#### Car Parking

#### Apartments:

- 20 Designated parking spaces serving the apartments (2 per apartment)
- 7 Designated visitors spaces
- 2 Designated Disabled Parking Spaces

#### Houses:

- Each house will be provided with a minimum of 4 designated car parking spaces
- For houses 3 - 6 this will include a single garage per property within the reconstructed outbuilding to the south of the Hall

#### Amenity Space

- Restoration of the existing west terrace to provide shared amenity space to the apartments.
- Apartments 7, 13, 14, 15 and 16 will have private terraces
- House 6 will have a private courtyard and houses 1 - 3 will have private gardens to the East of the Hall

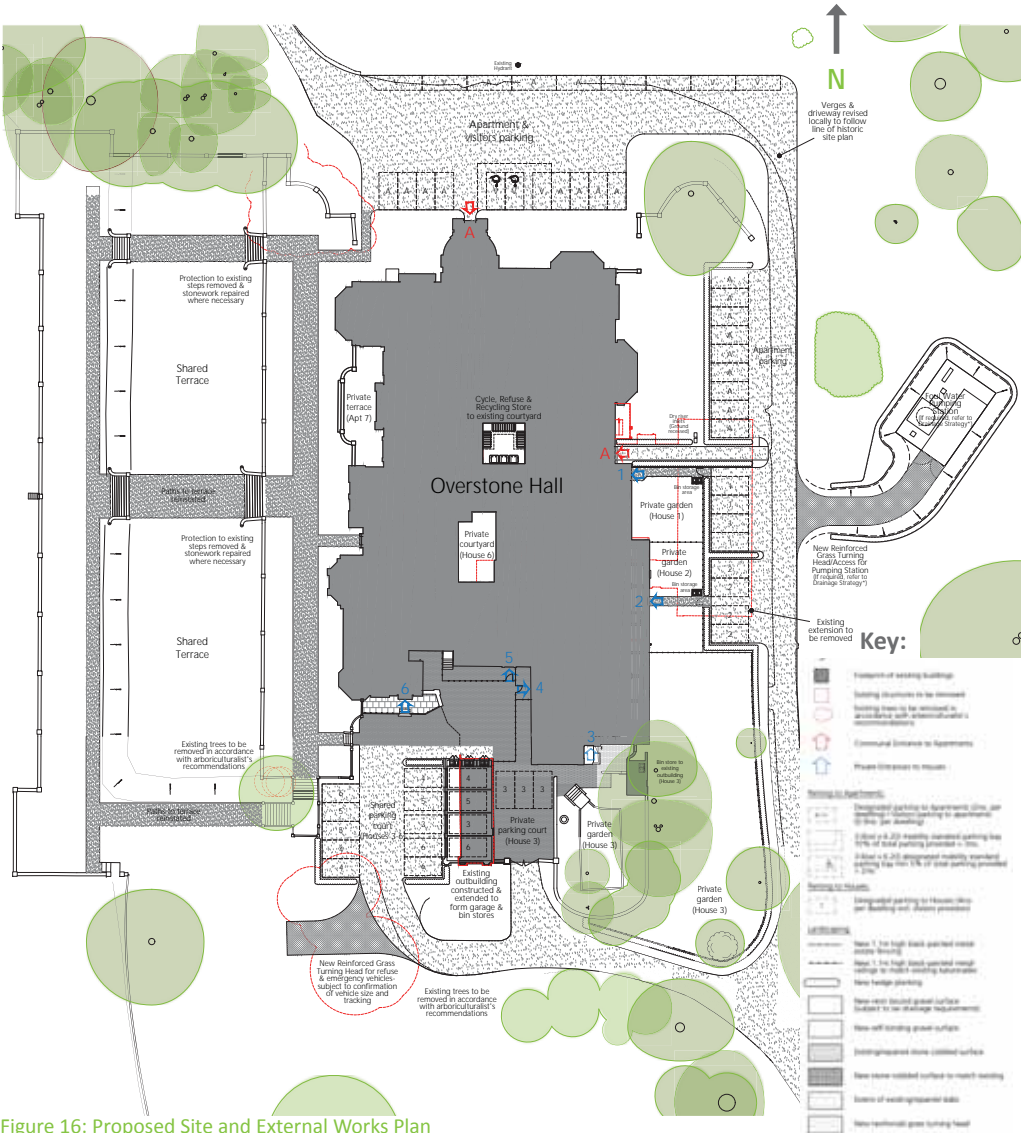


Figure 16: Proposed Site and External Works Plan



Figure 15: Landscape Strategy for Overstone Hall





## PROPOSALS FOR ENABLING DEVELOPMENT (DA/2018/0275)

An application for outline planning permission, with all matters of details submitted for approval other than landscaping, has been submitted to Daventry District Council for:

- The erection of 60 dwellings as Enabling Development (part thereof) for the conservation of significant places (Overstone Hall)
- Alterations to existing access on to Sywell Road
- Access road widening
- Provision of new parking spaces available for drop off and collection of children attending Overstone Primary School
- Provision of pedestrian footpaths
- Re-planting of existing Oak (Subject to TPO)
- Provision of Ecological Features
- Careful dismantling and re-positioning of existing stone wall adjoining 55 Sywell Road
- Demolition of existing garage to No. 55 Sywell Road
- Public Open Space including LEAP
- Construction of Foul Water Pumping Station

### Key:

	Application Boundary		1.2m Metal Estate Railings
	Adjoining Land under Ownership of Applicant		1.2m Timber Post & Rail Fencing with Sludge Hoop where sitting below Groundwater Impervious Surface
	Existing Buildings		1.8m Close Boarded Timber Fencing
	Grade II Listed Buildings		0.6m Timber Knee Rail
	Existing Buildings to be Removed		Retaining structure
	Existing Trees		Private Drive/Shared Surface
	Existing Trees to be removed/grazed		Reinforced Grass Surface
	Indicative New Tree Planting		Designated Parking Spaces (incl visitors provision)
	Indicative New Hedge Planting		Additional Visitors Parking
	1.8m/0.6m Brick Wall		8m collection point
	1.8m/0.6m Stone Wall		



Figure 17: Proposed Site Plan - Enabling Development







Figure 18 (Top): Indicative streetscene for proposed Development.  
 Figures 19 - 21: Detailed sections of Figure 18 from A - C  
 Figure 22: Streetscene Key



Streetscene A

## STREETSCENES (DA/2018/0275)

The images to the right provide illustrated streetscenes for the proposed enabling development.

The form and external appearance of the homes take reference from the local vernacular and the particular features, details and materials of houses within the grounds of the former estate and to the adjoining villages of Overstone, Sywell and Moulton.

All of the proposed houses would be two storeys with either 4 or 5 bedrooms offering a variety of house sizes and arrangements of living space, each served by a separate single-story double garage.

The largest house type, generally located to the landscaped fringes of the site, would mirror the L-shaped plan of large adjoining properties to the west with a two storey main house attached to a double garage with accommodation set over in one-and-a-half storeys and served by dormer windows.



Streetscene B



Streetscene C





Figure 23: Site Access

### SITE ACCESS

It is acknowledged that the existing access has limited highway space and no footpath provision is available along the road leading to the Hall. The existing access is adequate to serve the use of the Hall for 16 dwellings however, improvements are proposed for the scheme of Enabling Development.

The image above illustrates the proposed highway improvements which include:

- Re-formatting the existing junction to form a Priority T-Junction
- Increasing the width of the road leading to the Enabling Development to 5.5 metres
- Provision of two 2 metre footpaths from Sywell Road, one towards the off-street parking spaces (as shown on Figure 24); and, one linking Sywell Road to the proposed new dwellings
- Carriageway widening of Sywell Road to 6.5 metres to maintain through route
- Dropped kerb pedestrian crossing with tactile paving (east and west of site access) along Sywell Road



Figure 24: Parking Spaces for use by Parents of nearby Overstone Primary School

### PARKING SPACES

The proposals include the following:

- Each of the proposed houses will be served by a double garage plus four open parking spaces set to the front
- Garages will provide space for the storage of cycles
- 10 visitors parking bays will be provided across the site
- 14 new open parking spaces will be provided for use by parents of the nearby Overstone Primary School. This is to assist in reducing issues with on street parking during school arrival and collecting times. These bays will be accessible via a new footpath flanking the western edge of the access road



Figure 25: Road Layout

### ROAD LAYOUT

The proposed network of roads and private drives provides suitable access for service vehicles including junctions for the turning of refuse and emergency service vehicles within the site. A 3 metre wide footpath would provide pedestrian access towards the Church connecting the main spine road within the site and the existing access to the west. This footpath would also form a link for emergency vehicles, in accordance with fire service requirements.

### HIGHWAYS IMPACT

The Transport Statement which accompanies the application for Enabling Development has reviewed the highways and transport implications of the development and concludes:

*"In accordance with NPPF, the additional traffic would not have a material impact on the safety or operation on the local road network and it can clearly be concluded that the impact of the development will not be "severe" and overall there are no justifiable reasons for refusal on highway grounds."*



## THE PLANNING BALANCE

These proposals necessarily will require the Local Planning Authority to undertake a 'planning balance' when determining the application.

The planning judgement which will have to be reached is as set out at paragraph 140 of the Framework, namely:

*"Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies".*

Section 66(1) of the Listed Building Act 1990 imposes a general duty as respects listed buildings in exercise of planning functions; and states:

*"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".* (Emphasis added)

It is acknowledged that the proposals for new housing in the locations identified are not in accordance with the West Northamptonshire Joint Core Strategy (WNJCS). The Town and Country Planning Act requires a LPA to determine a planning application in accordance with the provision of the development plan 'Unless material considerations indicate otherwise'(S 38 (6)).

It is anticipated that DDC will review all the submitted information to reach its own conclusions on the overall planning merits of the proposals.

The Planning Committee will therefore have to consider the impact of the proposals on such matters as:

- The highway network and the suitability of the access
- The heritage environment including the significance of Overstone Hall (Grade II), Church of St Nicholas (Grade II), and other nearby heritage assets
- The natural environment including landscape character, visual amenity and biodiversity
- The impact upon surrounding residential community
- The impact upon existing services and facilities in the locality
- The policies set out in the WNJCS
- National planning policies.
- Historic England policy guidance.

A decision will be formed as to whether these impacts are outweighed by the benefits in securing a comprehensive restoration of Overstone Hall. If the Planning Committee considers the impacts outweigh the benefits then planning permission will not be forthcoming. The future of the Hall as a structure would then be uncertain.

## NEXT STEPS

We welcome your comments on these proposals and would ask you to complete and return a comments form if you wish to express an opinion on the proposals.

All comments received will be compiled and submitted to Daventry District Council in a Statement of Community Involvement (SCI). We will provide a response to the comments made within the SCI.

Thank you for visiting this exhibition and for any feedback you wish to provide.

If there are matters you wish to raise in correspondence, please send an email to: [barry.howard@barryhowardhomes.com](mailto:barry.howard@barryhowardhomes.com)

