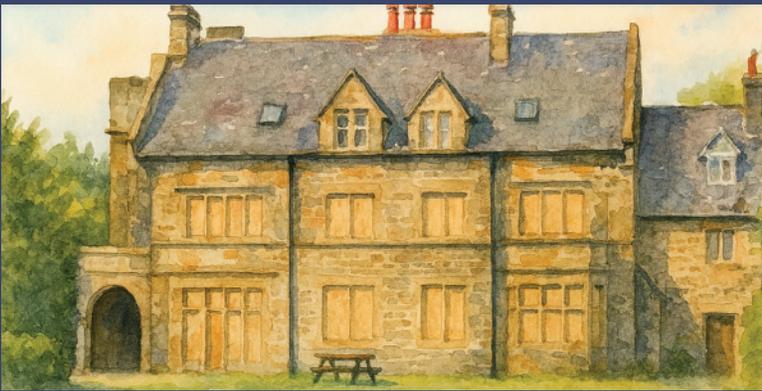


Help solve our planning challenge for a chance to win a **£50 voucher**



The challenge: The property owner has asked you what heritage-sensitive solution could bring the site back into a viable economic use and secure its long term future.

The setting: Located within a historic village, lies a substantial hall and associated grounds with river frontage (approx. 10 acres). The hall, is positioned at the heart of a conservation area with some important heritage vistas, enclosed by mature trees, traditional stone properties, local church and public footpaths. Once a distinguished 19th century home and educational establishment, with elegant stone façades, tall chimneys and spacious gardens, it gradually lost some of its architectural significance as decades of poorly considered extensions were added.

The building: In the late 20th century, the hall operated as a specialist residential care institution. A few years ago, the site came to an unplanned closure following circumstances which led to the use being no longer appropriate. Since then, the hall has remained empty. Prolonged vacancy has resulted in water ingress / damp,

burst pipes, break-ins, vandalism, collapsing roofs and boarded windows. The historic building fabric still retains beauty and presence, but the overall structure has deteriorated significantly and remains vulnerable to further decline.

Why conventional conversion is not viable:

The building is inefficient and its current condition is such that it requires a complete overhaul. It has been estimated that costs of over £500,000 are necessary just to bring the property up to modern standards. This means that significant investment is required which extends far beyond what any conventional restoration and conversion could recoup. In other words, it has been determined that the hall cannot simply be repaired for re-use as a care home or converted to residential properties / apartments in its own right.

Your task: Briefly outline a suitable planning strategy, which can include new development. You may be as restrained or as creative as you wish, but successful proposals must seek to respect and (where possible) enhance the conservation area, respond positively to the landscape context, consider how proposals incorporate Hall's 10 acre grounds (including associated agricultural land), and also deliver a viable and sustainable future for the building.

Entries Close Midnight on Sunday

To enter please scan the QR Code



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Axis works across all scales and sectors, giving graduates exposure to a huge variety of real-world projects. As a supportive, growing consultancy with experienced teams in the North West and North East, we are committed to developing new talent and helping you build a meaningful long-term career in planning, transport or landscape.



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