

DESIGN & ACCESS STATEMENT

- for -

EXTENSION & ALTERATIONS TO EXISTING

CONVERTED RESIDENTIAL BARN

- at -

THE BARN, PARK LANE, ALDINGBOURNE, PO20 3TJ



North East elevation viewed from Park Lane

Prepared by RJCA Chartered Architects

1.00 INTRODUCTION

This statement is prepared in support of a Planning Application for the following proposed works at The Barn, Park Lane, Aldingbourne:

1. Demolition of 2no. modern extensions to the converted barn.
2. Demolition of an existing summerhouse (formerly a garage).
3. Demolition of an existing stable building.
4. Removal of a dormer on the existing North East elevation of the barn.
5. Creation of a linked extension to the barn with link being glazed.
6. New three bay Oak framed garage with garden equipment & log storage.

Planning permission has been granted for a large extension (application ref: AL/63/13/) & this proposal if granted permission will supersede that consent.

2.00 CONTEXT

The Barn is a one & a half storey detached residential property. Originally a barn/cart shed, the building was converted in the 1950's since when it has been used as a single residential dwelling. Park Lane is a private dead end drive leading to the farm who are believed to be the owners of the lane. The neighbouring properties are a mix of styles & sizes set in large plots.

The current building has a thatched roof with walls a mixture of flint, facing brick, painted brickwork & horizontal timber boarding. The modern extensions are particularly poor & the two dormer windows on the North East elevation are harmful to the appearance of the building & it's setting.

3.00 AMOUNT

The existing property consists of 4 bedrooms & 4 bath/shower rooms with associated living accommodation. The proposal results in the same arrangement & as such does not seek to increase the usage of the site albeit the size of the accommodation is increased.

The proposed garage building replaces two existing outbuildings & will provide all necessary garaging & storage for garden equipment.

4.00 LAYOUT

The general layout of the site is unaffected by the proposals with vehicular access off Park Lane. The extension itself is positioned to maximize its setting within the attractive gardens.

The new garage building replaces two existing randomly arranged outbuildings. It is positioned paying particular reference to the Manor House outbuildings across Park Lane providing a far better grouping & relationship with these buildings

5.00 APPEARANCE & STREETSCENE

The primary design aims are as follows:

1. To renovate & re-instate the barn so that when viewed from the street it presents itself far more like its original purpose as a farm building in its rural setting.
2. To create a contemporary extension using scale, form & materials sympathetic to the original barn.

The removal of two modern extensions & the dormer on the South East roof slope will re-instate the barn to its original shape & form. The barn is to be reclad on the North East & South East & South West elevations using brick & flint work with lime mortar. The introduction of small windows on the Park Lane (South East) elevation to look like ventilation slots will enhance the impression of a rural building. New windows will be traditional painted timber with flush casements. The thatch itself is to be renewed by local craftsmen.

The extension will be joined to the main barn by a lightweight glazed link with a low pitched lead roof. The extension itself will be constructed with a plain clay tiled roof, horizontal Oak untreated boarding to the walls & slim sectioned aluminium windows & doors. These materials are designed to contrast with the finishes on the barn whilst the use of plain tiles & Oak cladding is typical of the Sussex rural vernacular seen on neighbouring properties.

6.00 LANDSCAPING

Acres Wild Ltd. garden & landscape designers, have been retained by the owners & their designs for the site form part of this application.

A principle aim of their design is to screen the extension & give prominence to the original barn when viewed from the street. The treatment of the boundary has therefore been a primary concern. The design includes native hedging along the Park Lane frontage & additional native trees which cleverly achieves the aim of screening the extension & giving prominence to the barn & at the same time giving privacy required by the owners. It should also be noted that the extension has a backdrop of existing mature coniferous & deciduous trees some in excess of 20 metres high help to reduce the visual impact of the extension.

7.00 SCALE

The extension is a little higher than the original barn by design & as such is not deemed to be subservient. The careful use of landscaping/screening ensures however that the original barn is the prominent feature when viewed from the street. The extension will be only be visible in glimpses from the street & as such the higher extension is not thought to be harmful to the barn or its setting.

The proposed garage building is of a scale similar to the adjacent Manor House outbuilding across Park Lane.

8.00 ACCESS & PARKING PROVISION

Vehicular access is retained via of Park Lane & the proposal provides for generous on site parking with three garage bays & further space for turning & parking.

9.00 CONCLUSION

The Barn has suffered from a series of piecemeal developments over time since conversion to a residential property in the 1950's. The result is a building that has become alien to its original design & harmful to its rural surroundings. This scheme looks to re-instate the barn to a form that reflects its farming heritage as opposed to its current residential use. The provision of carefully designed & implemented landscaping using native hedging & trees will enhance this process & provide screening to the extension. The form, scale & use of materials on the extension compliments yet contrasts the original building. The overall result will be a restored heritage asset forming part of a beautiful dwelling that enhances its Sussex rural setting.

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