

ARUN DISTRICT COUNCIL

No.

CL

1

09

PLANNING STATEMENT

Conversion of existing barns to commercial and residential use - Long Furlong Barn, Glapham

National Planning Guidance

PPS7: Sustainable development in rural areas gives advice at paragraph 17 and 18 relating to the re-use of buildings in the countryside. Principally the Government's policy advocates the re-use of buildings in the countryside for economic development purposes and for residential use, taking into account the site's location and the type of building involved. The guidance sets out criteria against which proposals for conversion should be assessed and it is considered that the application proposal accords with the criteria in providing a mixed use development which addresses both local economic and social needs. The proposal also ensures the preservation of the main listed barn by securing its future economic wellbeing. There is therefore accordance with Government guidance.

Local Development Plan – Policy Considerations

As the proposal relates to the conversion of existing buildings to mixed use within the rural area, it is considered that Policy DEV2 of the Arun District Local Plan remains the pertinent policy against which the proposal should be assessed.

Criterion 1 to Policy DEV2 requires that residential conversion is a subordinate part of a scheme for business re-use which the application proposal is in accordance with.

Criterion 2 requires that the building is structurally sound, of permanent construction and capable of conversion without rebuilding or significant alteration or extension. The supporting plans demonstrate that both of the barns can be converted without undue alteration or without extension and as the buildings are structurally sound it is considered that the criterion is complied with.

Criterion 3 requires that the resultant building and use will not have an adverse effect on the rural character of the area and is sympathetic to its setting in terms of form, bulk and visual design. Particular regard will be given to the impact of any residential curtilage on the character of the countryside. The conversion of the buildings, as proposed, will not affect the local character and will not be unsympathetic to the setting of this group of buildings in terms of form, bulk and visual design. The residential curtilage proposed lies to the north of the proposed dwelling and therefore will be visually obscured from any public vantage points, notably from Long Furlong.

Criterion 4 deals with development affecting a building of historical architectural importance and requires that there is no adverse effect on the character and appearance or features of architectural historic interest, internally or externally. As stated in the Heritage and Planning Statements, every effort has been made to minimise any works required for conversion to the main listed barn and therefore it is considered that there is accordance with this criterion.

Criterion 4 requires that traffic generated by the proposed uses can be safely accommodated by the site access and local road system and in that regard the access has been relocated to a position to provide adequate visibility to accord with the Highway Authority's standards. There is therefore accordance.

Finally, a bat and barn owl survey has been undertaken and it is understood that there are no protected species occupying the barns and this will be confirmed in due course.

HERITAGE DESIGN AND ACCESS STATEMENT

The main listed barn to be converted into commercial units was erected circa 1880 and comprises seven brick bays flanked by brick buttresses and loop lights. The barn also features brick copings and kneelers and double cart doors. The barn however is particularly notable for the rare use of laminated roof timbers with an arched brace and king post roof. Attached on the northern side of the barn is a nineteenth century cart shed constructed of red brickwork with a tiled roof which is proposed for conversion to a single dwelling.

As the internal structure of the barn has significant merit it is proposed, as demonstrated on the submitted drawings, to construct a more or less free standing structure within the barn to provide the first floor element of the office use. This will ensure that the internal integrity of the barn remains intact and refurbishment of the structure will help preserve the features described above. Conversion works proposed in respect of the main listed barn are minimal and the barn's architecture and visual characteristics will remain undisturbed. Works for the conversion of the adjoining cart barn to

residential use would involve the infilling of the currently open sided component of the barn but the conversion works are sympathetic to its overall character and construction detail.

Response to Context

The barns are situated within a more or less isolated location, with farmland to the north, west and south of the farm complex, with two cottages being located on the eastern side, beyond which again is open farmland. The barns and adjoining structures form a visually cohesive former farm complex and conversion of the buildings as proposed will have minimal impact upon either the character of the buildings or local visual amenity. As the main barn comprises a Grade II listed building, the proposed external works are minimal and the conversion respects the architectural integrity of the building. It is therefore within this context that the application proposal needs to be assessed.

Amount

The conversion proposals relate to the change of use of the main barn to B1 use, which will comprise an internal floor space of 342 square metres split into ground and first floor. The office/studios which will be created are open plan in nature with the provision of a WC and staff room for each unit. The residential conversion comprises an internal floor area of 107 square metres with the accommodation being a living room, kitchen, utility room, bathroom and two bedrooms.

Layout

The layout of the buildings is as delineated on the submitted plans and as the proposal comprises conversion there are no external additions to the buildings.

Scale

The scale of the buildings is dictated from the existing structures, with the principal barn having a ridge height of approximately 10 metres and an eaves height of 4.2 metres, with the cart shed barn having a ridge height of 5.4 metres and an eaves height of 2.4 metres.

Landscaping

Boundary landscaping is proposed around the access road comprising the periphery to the land to be attached to the barn proposed for conversion to a single dwelling. Landscaping will comprise the formation of a hedge with a conservation type mix incorporating indigenous species.

Appearance

The proposed conversion of the main barn involves, for the most part, the introduction of glazing into existing openings, with new window openings only being formed at first floor level on the south elevation and two new windows situated on the west elevation. A new window opening to match the existing fenestration is also proposed on the north elevation. Glazing will be introduced into the opening comprising the former main doors to the building which will afford light into the ground floor areas. To provide daylight to the first floor area it is proposed to insert conservation type roof lights into the roof. Internal conversion works will comprise the construction of an internal structural framework, for the most part separated from the original structure, which will provide the first floor component. A central staircase within the entrance lobby will provide access to the first floor offices and this will be formed by a glazed screen on both sides which will be taken up to the roof trusses and purlins which will remain exposed. The form of construction and the materials used will ensure that the structural integrity and internal features will remain intact.

Conversion of the cart barn will comprise the infilling of the southern elevation with a new wall constructed in timber and clad with strained feather edge boarding situated behind the existing wooden posts currently supporting the roof. A new doorway and window are proposed on the north elevation and glazing will be incorporated into the existing opening at the western end of the building. Materials to be used in the conversion will match those of the existing buildings.

Access

The existing access to the farm complex will be relocated to a position approximately 50 metres to the west of the current access which will afford improved visibility for traffic emerging onto Long Furlong. The improved visibility is a requirement of the Highway Authority and their requisite standards can be met.