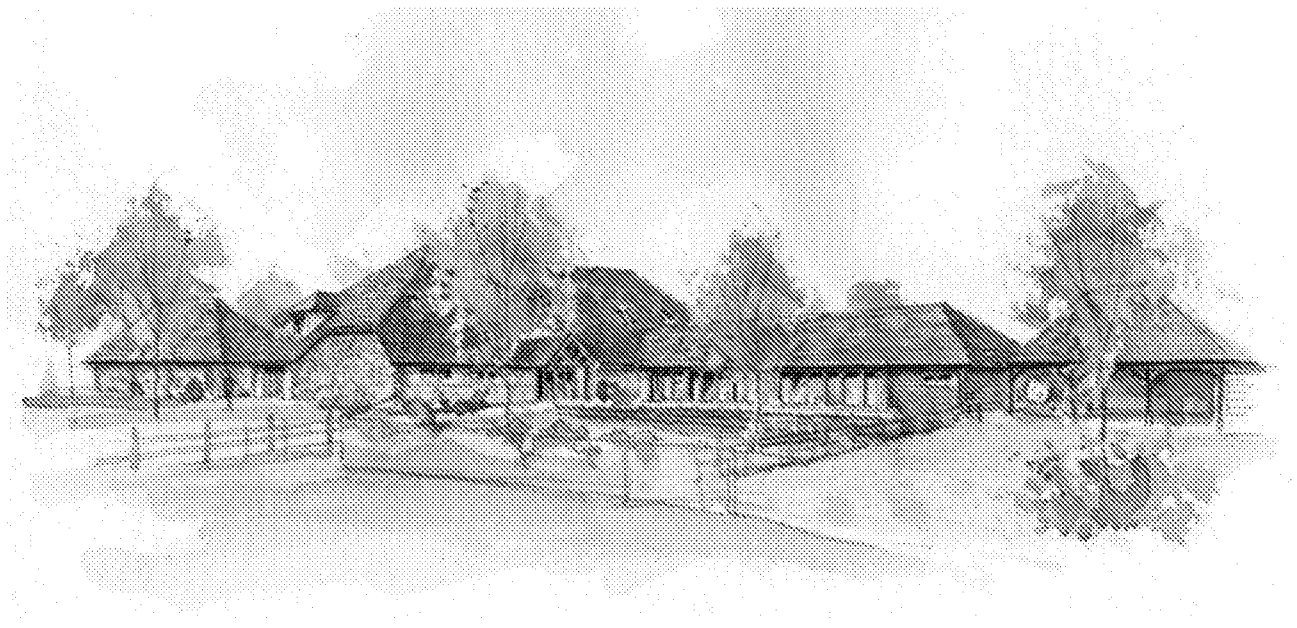


RYEBANK FARMHOUSE

NEW BARN

GREVATTS LANE

BN17 5RF



Prepared by John Brown Architecture Ltd, on behalf of Mr & Mrs Baird

Architectural Design Statement

Variation Of Condition 2

Application No:
CM/28/17/PL

Proposal:

Repair, restoration, extension & change of use of Heritage Asset barns from concrete pre-fabrication factory to single residence.

Site Address:

Ryebank Farmhouse, New Barn, Grevatts Lane, Climping, BN17 5RF

Introduction

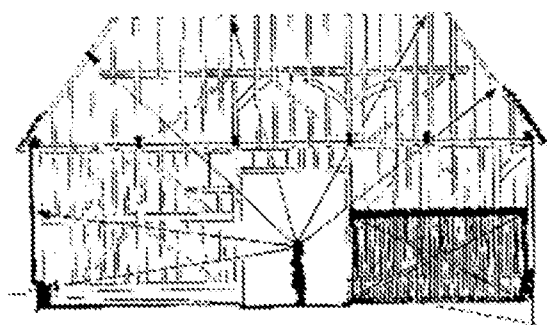
We are seeking to vary Condition 2

"The development hereby approved shall be carried out in accordance with the following approved plans: Location, Location PO3, Block Plan, Masterplan Landscape Strategy, Proposed Floor Plans and Elevations P01P2, Roof Plan and Elevations P02 P2. Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan" by replacing drawings P01 - P2 & P02 - P2 with revisions P3.

Design Principles

In response to generally accepted Guidance Notes For Farm Building & Barn Conversions, we would like to make the following changes to the permitted plans:

- Previously permitted Kitchen/ Living spaces and Bedroom accommodation switched from ground floor to first floor in the interest of reducing perceived compartmentation within the barn. In reference to generally accepted Guidance Notes For Farm Building & Barn Conversions the newly proposed layout would provide gable to gable sight lines as you enter the front and rear doors of the barn with the original oak frame exposed and fully visible. It is also noted within these guidance notes that compartmentation within the building should not be excessive and that subdivision of spaces should be kept to a minimum. The newly proposed internal layout will drastically reduce subdivision of spaces and the feeling of compartmentation throughout.



Full gable to gable visibility

Prepared by John Brown Architecture Ltd, on behalf of Mr & Mrs Baird

- Minor alterations to previously permitted locations of conservation roof lights along roof slopes.
- Traditional brick and flint granary stairs to create a back entrance to the top floor Kitchen & Living spaces. Located along North East elevation which should be noted as being the least visible elevation from the surrounding area.



Steps to an upper level should be retained

- Barn Owl roosting box on North East Elevation hipped end in the interest of providing ecology provisions not just throughout the build but permanently after the development is completed.

Summary

In summary the minor changes to the previously permitted drawings have been carefully thought out in response to the clients specific way of living as well as trying to improve on the previously permitted internal layout when taking guidance from the generally accepted Guidance Notes For Farm Building & Barn Conversions.