

**BARNS AT HOUGHTON FARM,
HOUGHTON,
NR ARUNDEL,
WEST SUSSEX**

**SUPPORTING STATEMENT
TO ACCOMPANY
PLANNING AND LISTED BUILDING
APPLICATIONS
FOR THE CONVERSION OF
FORMER AGRICULTURAL BUILDINGS
TO FORM A TWO BEDROOM
RESIDENTIAL ANNEXE**

ARUN DISTRICT COUNCIL				
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1.0 INTRODUCTION

The proposals briefly comprise the conversion of a range of former agricultural buildings to form a two bedroom residential annexe.



2.0 THE APPLICATION SITE

Houghton Farmhouse and traditional farm buildings lie in the small village of Houghton, near Arundel. There is an extensive range of traditional agricultural buildings, most of which are no longer used for agricultural purposes. The buildings which are the subject of this application are currently used for the farm office, ancillary areas (such as WC), storage for quad bikes etc and other general storage. If planning and listed building approval are obtained for these proposals, the farm office shall be relocated to the main farmhouse, and other existing buildings used for storage purposes.



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3.0 THE PROPOSAL

The proposal is to form a two bedroom residential annexe which will be ancillary to the main farmhouse accommodation. This would initially be used as a 'granny annexe', and would probably be used for guest accommodation in the long term future.

The range of buildings are clearly in generally good condition and structurally sound, as they are currently in full use.

The farmhouse is Grade II listed, and we have assumed the farm buildings to be converted are within the curtilage of the farmhouse. We have therefore submitted a listed building application.

A small area of enclosed private garden (shown in photograph below) would be provided for the occupants of this annexe, with internal access from the proposed bedroom.

We do not consider it would be necessary to provide a bat or barn owl survey as part of this submission due to the fact that the buildings are still in use and clearly therefore not redundant.

There would not be any noticeable increase in the traffic generated by these proposals, as the building shall be ancillary to the main house.



4.0 DESIGN STATEMENT

A sympathetic design approach has been taken with the buildings to be retained and converted, and details of the proposed design solutions are as follows:

Externally

The general external appearance of the existing buildings would be retained, with new windows and external doors generally provided within existing openings. Only a minimal number of new external openings would be formed, generally in areas that are not readily visible from the principal elevations.

Existing detailing to fenestration, eaves, verges etc will be retained and replicated where appropriate.

The style of new fenestration would be to match the existing 'small pane' style.

We are not proposing any new dormer windows or other intrusive detailing such as brickwork chimney stacks.

The property would have an external black painted steel flue serving a log burning stove, which would be contained below ridge height if possible.

Discreet ridge vents or tile vents would be provided for extract fan outlets and SVPs.

Existing isolated areas of exposed externally blockwork would be clad with new horizontal timber boarding.

The existing section of monopitch roof above the proposed kitchen would be removed and replaced with a new pitched roof to match the pitch of the existing adjacent roof. This would be covered with slates to match the existing adjacent roof, and would be at a slightly lower level to help identify it as a later structure. We believe this area of replacement roof would improve and enhance this building. Black double glazed conservation type rooflights are proposed to the south roof slope of this new roof to provide light and ventilation to the kitchen.

The existing clay tile roof covering would be retained to the wing of the building that runs north-south.

A black painted steel flue would be provided to the rear roof slope to serve a new log burning stove.

Internally

Modern partitions would be removed from the proposed sitting/dining room to form a large uncompartmented area, with full height visibility up to the ridge.

A certain degree of internal separation is inevitably required to form the necessary accommodation, however existing masonry internal walls would be retained wherever possible and some door openings formed through these walls to provide access to different parts of the building. The structural integrity of each part of the building would be retained, and new internal partitions would also help to strengthen and stiffen the existing structure.

Existing roof trusses would be retained and kept as a visible feature of the property, and no first floor areas or mezzanine areas are proposed.

We believe the overall ambience within the building would be one of openness and space, and the 'barn' feeling would be generally retained throughout.



Design Statement Summary

A very sympathetic design approach has been taken with this historic range of buildings to retain the general traditional character and appearance (both externally and internally) in the design of the proposals. We consider the proposals respect the nature of the buildings by retaining full height areas as much as possible and minimising the extent of compartmentation. The traditional buildings identified for conversion are clearly worthy of retention, and we believe the setting and appearance of these buildings would be improved by these proposals. Great care has been taken to ensure the principal elevations of these buildings would be relatively unchanged by the proposals.

We are not proposing any new garages, sheds or other domestic style outbuildings.

The vehicular parking area would be contained within the existing entrance drive and turning area.

In conclusion, we believe the rural character of this range of buildings and their setting would be retained by these sensitive and sympathetic proposals which will ensure the long term future for this historic group of buildings.

5.0 CONCLUSION

This proposal offers an opportunity to secure the long term future of a range of former agricultural buildings with minimal impact on the buildings or surrounding environment. It will provide much needed additional accommodation which would initially be used as a 'granny annexe'.

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