

TODDINGTON HOUSE, TODDINGTON LANE, LITTLEHAMPTON DESIGN AND ACCESS STATEMENT

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CONVERSION OF CURTILAGE LISTED BARN TO B1 USE



Introduction

Planning and listed building consent is sought for the change of use of a barn within the curtilage of Toddington House to B1 use and the reconfiguring of accommodation and minor extension of the conjoined single storey building.

Toddington House comprises a grade II listed dwelling, bound within a walled garden with associated barns. The single storey barn was converted in to B1 office accommodation around 2000. It has been used to accommodate a local company; Temple Spa Ltd, for the whole of the period since its conversion. Planning and listed building consent was granted for conversion of this barn earlier this year under ref: LU/85/10 and LU/86/10.

The large Sussex barn, for which no planning or listed building consent has been sought, is in a poor state of repair and is in need of a constructive re-use.

This application seeks a business re-use, in conjunction with the business already operating from the single storey barn, Temple Spa Ltd., a business owned and managed by the occupier of Toddington House.

The planning and listed building application

The following documents are submitted:

- Location plan Drawing no. 655/001
- Block Plan Drawing no. 655/002
- Existing site layout Drawing No. EX01
- Existing floor plans Drawing No. EX04
- Existing elevations Drawing No. EX05
- Proposed layout plan Drawing no. 655/003C
- Proposed first floor layout and long section Drawing no. 655/004A
- Proposed north west elevation Drawing no. 655/005A
- Proposed south east elevation Drawing no. 655/006A
- Proposed north east elevation Drawing no. 655/007A
- Proposed south west elevation Drawing no. 655/008
- Design and Access statement
- Heritage Statement
- Planning Statement
- Transport report
- Draft Travel Plan
- Application Checklist
- Bat Survey

Design and Access Statement

Use

The original use for the application building was agricultural.

The proposed use of the application building is for business uses falling within B1 use class.

Toddington House, the principle dwelling on the site, will retain its residential use.

It is intended that the large Sussex barn, the subject of this application, will change its use to B1, in conjunction with the previous proposal LU/85/10 and LU/86/10.

The ownership of the business and the dwelling remains as one. The previous consent allowing business uses within the single storey barn was granted with the following condition:

This permission shall enure for the benefit of the occupier of Toddington House only and shall not enure for the benefit of the land.

Although the business use is separate under the use classes order, it is accepted that it could not readily be separated from the dwelling.

The applicant would therefore be content for a similar condition to be applied to a new consent to the barn the subject of this planning and listed building application.

Amount

The site area equates to approx. 555 sqm, or 0.05 ha. The gross external floorspace of the barn equates to 135.28 sqm.

The courtyard area and the car port will provide the car parking and turning space for the office use, both the consented single storey barn and this additional large Sussex barn plus the dwelling at Toddington House.

A minor infill extension to the single storey barn is also proposed.

Layout

The site is laid out to provide office accommodation for staff and parking.

Part of the former stabling in the south west side of the site is used for parking.

The layout has been arranged so as to prevent the subdivision of the two barns to separate business premises. This is so as to prevent subdivision and potentially harmful intensification of the use.

The kitchen and WC's are positioned so as to serve both spaces with the reception area maintained in the single storey element.

Scale

The scale of the site remains exactly as existing.

A very small amount of additional floor area is created in the minor infill extension of the single storey barn, but this will be de minimus within the whole scheme.

Appearance

The appearance of the site will be greatly enhanced with the conversion of the barn. At present it is in a poor state of repair, detracting from the surroundings and has become a security risk for the occupants and workers at temple Spa Ltd.

The building is poorly roofed. There are broken timbers in the slatted timber walls. There are cracks in the cobbled lower parts.

The conversion will address all of these issues in rendering the building whole, with a plain clay tiled roof. External elevations facing east towards the housing estate to the rear will appear the same, but with mended timber barn doors which cover a glazed opening. The existing buttresses will be reformed.

The internal face of the barn facing the courtyard will similarly remain the same, except for the glazed screen on the barn doors and repaired barn doors hinged appropriately to allow opening.

The barn doors will be necessary for natural light, but need to be closed to provide security to the building out of hours.

The minor extension to the single storey barn will have no discernible impact on the character and appearance of that part of the site. The proposed external elevational treatment is in keeping with the existing face of the building and the window treatment.

Landscaping

Attractive landscaping appropriate to the domestic and urban setting of the building has already been provided. No further landscaping is required or is proposed.

Access Statement

Transport Accessibility

The site is accessible to a number of public transport routes:

Buses

Route 700 (Coastliner) travels on the A259 south of the site between Brighton and Portsmouth, and local towns/villages on route.

Bus route 9 travels on the Horsham Road (east of the applications site) between Shoreham and Littlehampton.

The site is within a 30m walk (or short bus ride) from the Littlehampton main line train station, with links along the south coast and beyond.

Secure covered cycle parking is readily available within the site.

Transport Assessment

A Transport Assessment has been carried out which examines the travel demand associated with the proposed use, as well as the car parking and access details.

This demonstrates that any increase in traffic generation will be manageable. The access arrangements are suitable, and although the width fall below normal standards, the low traffic generation and tidal nature of the flow have resulted in no historical problems associated with the use.

A draft Travel Plan has been submitted.

Travel Plan

The planning consent issued for the previous application included the following planning condition:

Within three months of the date of this permission a Business Travel Plan shall be submitted to and approved by the local planning authority and the approved details shall be permanently adhered to thereafter.

This application is accompanied by a Travel Plan that addresses the business generated by both the consented barn and that considered under this application. As the business is a single business, it was appropriate to address any potential reduction in travel demand, through measures set out in the Travel plan, for both buildings.

A series of measures are suggested in the Travel Plan to reduce traffic generation for the business at Temple Spa Ltd.

Conclusion

To conclude, the application building is curtilage listed. However it is a very common Sussex barn structure and without the historic interest of the principal dwelling, is unlikely to be listed in its own right.

The building has been completely disassociated with any agricultural land and its only historic interest is in its relationship with Toddington House and its curtilage.

The building will be sensitively converted for a use that would be entirely consistent with local and national planning policies. The conversion will be sensitively carried out, retaining any features of historic interest, maintaining the historic character of the building and its positive contribution to the street scene.

The use itself is consistent with the development plan, can be carried out within a residential area without harm to residential amenity, and is well located to the local transport network.

We submit therefore that planning and listed building consent should be granted and look forward to its favourable consideration.