

TODDINGTON HOUSE, TODDINGTON LANE, LITTLEHAMPTON HERITAGE 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.

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.

Heritage Statement

This document accompanies the planning application to restore and convert the existing large barn at Toddington House to B1 uses.

The barn is one of a variety of buildings that form the group of buildings at Toddington House. Toddington House itself is the principle listed building, a former farmhouse. The barns, including the application building, are curtilage listed, and as such the value of the restoration and conversion of the building needs to be assessed in relation to any development proposals.

This statement will examine the policy relating to such conversions, including saved Local Plan policies and Planning Policy Statement 5. It will then examine the significance of the barn as a heritage asset. It will subsequently examine the proposals in relation to the significance of the heritage asset and conclude that the conversion proposals offer the best solution for the maintenance and management of that asset for the wider community and the setting of the site and surroundings.

Planning Policy

The development plan for the area consists solely of the saved policies in the Arun District Local Plan.

The Arun District Local Plan defines the application site as lying with the development boundary. Policy **GEN2** applies, allowing development or redevelopment, subject to other policies in the plan.

Policy **GEN7** is a general design policy, requiring development to make efficient use of land, to respond positively to the local environment and resources, to create attractive places and to enhance local distinctiveness. The policy also expects development to promote sustainable development, reduce the need to travel and have no adverse impact on adjoining land. Car parking should conform to appropriate standards and access should prioritise pedestrians. In all, a high standard of design is expected.

Policies relating to listed buildings have not been saved.

Policies relating to listed buildings will be found within **Planning Policy Statement 5** (Planning for the Historic Environment) published in 2010, and superseding Planning Policy Guidance Note 15.

The Government's overarching objective is that the historic environment should be conserved and enjoyed as a finite, non-renewable resource. Nevertheless, they must be seen in the context of the wider social, cultural and economic environment and that change is sometimes necessary to maintain some buildings for the long term.

It is the applicant's responsibility to describe the significance of any heritage asset and to demonstrate that the scale and nature of any development affecting it, or its setting, is compatible with the conservation of that asset.

Principles that will be applied to development affecting heritage assets and their settings will include:

- the recognition that intelligently managed change can be appropriate (paragraph 7),
- that putting heritage assets to use can be consistent with their conservation (paragraph 7),
- the positive contribution that conservation of heritage assets can make to sustainable communities and economic viability, (HE7.4) and
- the contribution and preservation of particular elements of a heritage asset that affect its setting or reveal its significance (HE10.1).

The Barn as a Heritage Asset

The barn lies within the curtilage of Toddington House, Toddington Lane, Littlehampton.

The list entry is set out in the box below.

1. 5401 TODDINGTON LANE (East Side) ————— 11.5.49.
Toddington House [Formerly listed as No 257 (including stables or barn at south end of south wing)] - Stables and Barn - Garden Shed immediately south-east of house TQ 00 SW 3/29 II 2. C16 or early C17 timber framed house now faced with brick and flints. 2 storeys, 'L' plan. West front: 1 window facing South and 3 facing West. South end single storey under catslide roof except for 2 storey projection with hipped gable over recessed entrance. Tall chimney at West end with stone quoins and octagonal stack. 1 storey shed joined to this, tiled with original Horsham slabs at base. Main house has tiled roof with later Horsham slabs at base Casement windows. East front is 2 storeys, 6 windows. 2 brick flying buttresses (modern). Casement windows, 3 retaining brick mullions. Some panelling inside. North side has catslide roof. Garden shed immediately South-East of house. Skew plan, Cobbled walls with thatched roof. Stables to South of house, single storey timber with slate roof form 3 sides of a rectangle, the East side being a barn. Latter is weatherboarded, lower parts of cobble.

The list description makes a limited reference to the barn; being that on the east side of the site, weatherboarded with lower parts of cobble.

It is apparent from the list that the barn and outbuildings are a part of the listed group and form an intrinsic part of the historical setting for the dwelling; the c16 or early c17 dwelling.

Although it is suspected that the barns are not contemporary with the house and are not as old as the house, they now form part of its setting and contribute to the historic character of the former farmhouse and farm.

There is an extensive planning history associated with Toddington House, most of which occurred prior to the applicant's residency. If the works to the dwelling are put aside, there remain a number of modern additions to the curtilage:

- Covered gateway (1982)
- Re-erect and restore salvaged timber building (1983)
- Loggia (1990)
- Conservatory (1986)

Consent was also gained in 1982 to convert an outbuilding to residential use. It is assumed that this relates to the existing single storey barn which gained retrospective consent for use as a B1 office use in 2010.

The barn the subject of this application has no planning history in its own right, and has not been the subject of any development. It has relatively recently been purchased by the applicant and landowner of the Toddington House site. It formed a separate parcel of land retained by the original landowner of the Toddington Estate Farm, the remainder of which has been developed for housing.

The housing development surrounding Toddington House is now the dominant feature of the surroundings, and the listed farmhouse and outbuildings have lost its rural setting and historic relationship with the land.

A Description of the Building

The barn the subject of this application is a typical Sussex barn, in height equivalent to two stories. It has a cobbled plinth up to approx. 1.5m in height. It is timber framed with slatted timber walls above the cobble. The roof has barn hips and has been re-roofed at some point in the past with corrugated asbestos. This is an inherited situation and the re-roofing was not carried out by the applicant.

The barn has two 'barn door' openings in the centre of the east and west facing elevations. The doors are similarly slatted timber.

The building is in a poor state of repair, with holes visible in both the slatted timber walls and cracks visible in the cobbled walls. The building requires a new roof.

Internally the barn has not been subdivided. Internally the exposed roof timbers appear to be a mixture of old and new.

The Significance of the Heritage Asset

As a curtilage listed building, the Sussex barn is a designated Heritage Asset. Its significance is limited to the contribution it makes to the group.

The barn has little historic value in its own right. It does not display any particular value in design or construction, or age. It is a typical type of barn for its era, and many examples of such buildings exist in the locality. Without its relationship with Toddington House, the barn is unlikely to be listed in its own right for its architectural or historic interest.

The barn has lost any historic relationship with the farmland that used to surround it. As such the barn is now completely out of context with its surroundings.

Its value and significance lies in its contribution to the group of buildings that make up Toddington House. It forms part of the courtyard formed by the single storey former stables (now business uses), the covered gateway and the other outbuildings at Toddington House.

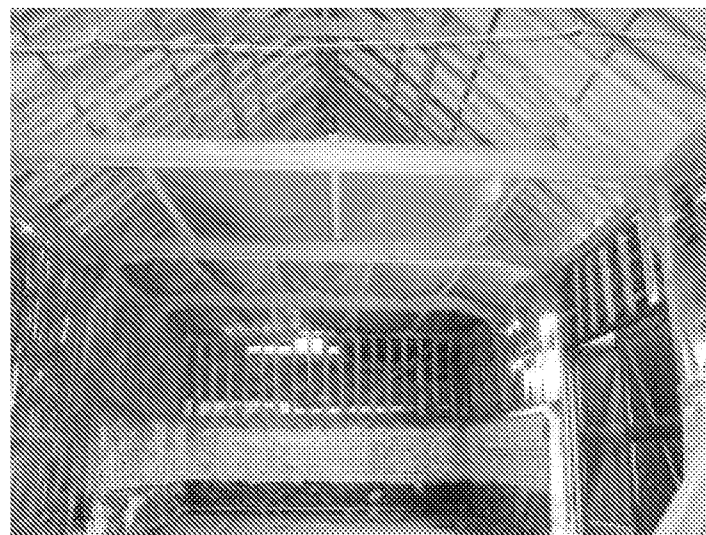
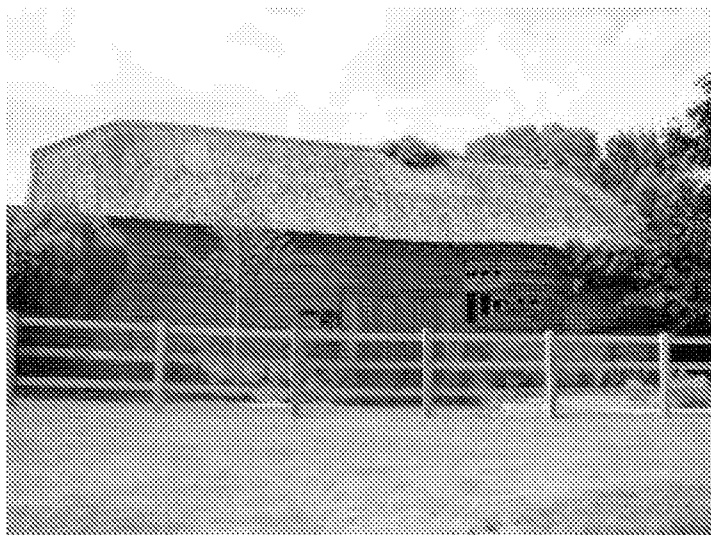
The barn forms part of the delineation of the curtilage, separating it from the housing development to the area and defining the edge of the plot.

The elements of the barn that contribute most to the setting are:

- External face of the south east elevation, where it backs onto the housing estate, forming part of the public open space for the new housing,
- The presence of the building itself in defining the courtyard and delineating the curtilage of the Toddington House group,
- The quality of the materials matching the palette within the site, and
- The scale and form of the building in providing its former agricultural history.

There are no particular architectural details within the building that merit retention, except the barn door openings.

Photographs of the Building



Above left:

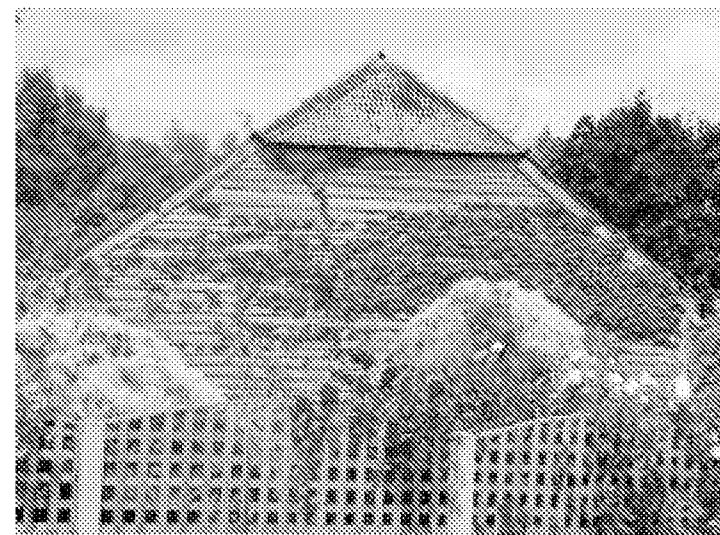
The east elevation of the barn, facing the new housing estate and associated open space.

Below left:

The south elevation of the barn, seen from the garden of the adjoining property and the new road serving the new housing estate.

Above right:

An internal view of the barn





Contextual Views

The barn as part of the courtyard of former agricultural buildings at Toddington House.

The Development Proposals

The proposals are to convert the Sussex barn to office uses, in conjunction with the existing offices at Toddington House.

The planning issues surrounding this proposal will be dealt with in the Design and Access statement and the Planning Statement. This section of the Heritage Statement will deal with the actual works to the building in conjunction with its conversion. These works require listed building consent.

The external works consist of:

- Recovering the roof with plain clay tiles with associated insulation.
- Repairing and recladding timber walling with associated insulation.
- Repair cobbled walling structure.
- Reform buttresses flanking barn doors on south east elevation.
- Insertion of glazed screens within barn door openings on both flanks.
- Repair and replace timber barn doors, appropriately hinged to allow opening for natural daylight.
- Extend former stables with minor infill wall.

The internal works consist of:

- Insertion of stairs at north and south ends of the building.
- Insertion of first floor at north and south ends of the building, with void in the centre, glazed screens providing walling to two upper floor conference areas.
- Addition of kitchen at northern end of the barn.
- Reconfigure internal arrangement of former stables (the subject of planning and listed building consents LU/85/10 and LU/86/10) to provide WC's and reception areas to serve office.

Conclusions

This Heritage statement concludes that the barns, the subject of this application, are attractive and important elements of the group of listed buildings surrounding Toddington House. However their significance ends there and they are not significant historic buildings in their own right.

Their use is important, in order to maintain them and to stop deterioration.

The use, in planning terms, has been carefully presented and thought through, and will work within its context, providing for the long term future of the buildings and the site and the street scene.

The proposals conform to planning policy and the provisions of Planning Policy Statement 5.