

TODDINGTON HOUSE, TODDINGTON LANE, LITTLEHAMPTON DESIGN AND ACCESS STATEMENT HERITAGE STATEMENT

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Introduction

Retrospective 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. One of the barns 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.

The applicant, the current owner occupier of Toddington House, has lived at the site since 1st April 1993. Prior to conversion to B1, and prior to the occupation by the applicant, the barn had been converted for use as ancillary accommodation, workshop and woodstore. The car port area is unchanged.

The conversion consisted of the internal fitting out of the barn to meet standards necessary for its use as an office. Services in the form of foul waste, water supply and electricity have been installed at the eastern end of the building. The courtyard is currently used for parking of employee's and resident's cars.

The floor area converted to B1 office accommodation amounts to 68.86 sqm. There are currently 10 employees on site.

Due to the length of time since the conversion, and the fact that neither Parker Dann, nor the scheme architect, were involved in the previous conversion, for which no plans exist, there are no reliable 'existing' plans.

This is a genuine attempt to regularise a difficult situation that has arisen. It is hoped that a practicable approach can be taken to bring the situation into line with current legislation.

The planning and listed building application

The following documents are submitted:

- Location plan
- Block Plan
- Existing site layout
- Existing floor plans
- Existing elevations
- Design and Access statement
- Heritage Statement
- Planning Statement
- Photographic Analysis
- Transport Statement
- Application Checklist

This document contains:

- Design and Access statement
- Planning Statement
- Heritage Statement
- Photographic Analysis

Design and Access Statement

Use

The original use for the application building was agricultural.

Prior to 1993 at an unknown date the barn was partially converted to ancillary residential accommodation, part workshop and part woodstore.

Around 2000, the barn was converted to office accommodation. The managing director of Temple Spa Ltd resides within Toddington House. Temple Spa is a successful company with 10 employees on site and a further 16 employees off-site, including 6 employees at the companies warehouse at Goring-on-Sea.

The house retains its residential use whilst the barn the subject of the application is the subject of a retrospective change of use to an independent B1 use, which began around 2000.

Amount

The site area equates to 493 sqm, or 0.049 ha. The net internal floorspace equates to 68.86 sqm. The car port area lies within the application site and provides car parking for the business and for the residence.

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.

Scale

The scale of the site remains exactly as existing. There is no change to the scale of the building or the courtyard.

Appearance

The appearance of the building has altered little during its conversion. Minimal changes to the external facing or roofing materials have been made. No changes to the structure of the building have been made.

A single window was inserted in the north elevation facing the inner courtyard, and a matching window has been used. An existing doorway on the north elevation at the eastern end was blocked up, and a new doorway inserted in place of a window. A further window was altered in size and a matching window was utilised.

Internal wall treatments, a ceiling at the eastern end and sub-divisions have been added.

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

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.

Planning Statement

The Development Plan

The Arun District Local Plan

The adopted Development Plan is the saved policies of the Arun District Local Plan and the South East 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.

Car parking should be provided at the rate of 1 space per 20 sqm plus 10% for visitors. Car parking requirements are expressed as a maximum requirement.

Policies relating to listed buildings have not been saved.

The South East Plan

The South East Plan was adopted in 2009. Policies in the regional spatial strategy include the need to provide an urban focus for development and an urban renaissance (Policy **SP3**). Development should be concentrated in urban areas, on previously developed land, and should be well designed, in order to foster accessibility to employment and transport infrastructure.

Policy **BE1** seeks opportunities for enhancing the quality of life in urban areas by, among others, promoting and supporting "design solutions relevant to context and which build upon local character and distinctiveness and sense of place, including the sensitive reuse of redundant or under-used historic buildings".

Urban renaissance has been defined by the South East Plan with five pillars; good governance, design excellence, economic strength, environmental responsibility and social well-being.

In examining the needs of the economy, local planning authorities are encouraged, policy **RE1**, to provide flexibility and an enabling context to economic needs, whilst respecting the needs of sustainable development.

Policy **BE4** highlights the role of small market towns, such as Littlehampton, as local hubs for employment where local distinctive character can flourish.

Policy **BE6** requires development to protect, conserve and where possible enhance the historic environment. "Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged."

The strategy also suggests that parking policies should set maximum standards for B1 office space at 1 space per 30 sqm (policy **T4**) reducing it in areas where there is good access to public transport and cycle provision, in line with PPG13.

Other Policy Documents

Planning Policy Statement 1 (Delivering Sustainable Development)

It is Government policy that planning should facilitate sustainable and inclusive patterns of development by, among others, contributing to sustainable economic development, protecting the historic environment and the efficient use of resources. The creation of safe, sustainable, living communities with good access to employment and services is stressed.

Paragraph 27 of PPS1 sets out the general approach to delivering sustainable development that local planning authorities should adopt. These include the creation of mixes of uses within communities, enabling communities to be vibrant and rich as well as meeting the needs of the inhabitants. Accessibility to jobs, in sustainable locations, making an efficient use of land and buildings are key principles.

Planning Policy Guidance Note 15 (Planning and the Historic Environment)

PPG15 is the Government's planning policy guidance on listed buildings. It is, of course, important to recognise that early consultation and guidance on the conversion of listed buildings, even those curtilage listed, is desirable. A retrospective listed building application is

unfortunate. However in this case the conversion is sensitive and the use of the building has enabled it to be maintained properly. Paragraph 2.18 of PPG15 states that new uses of historic buildings can often be the key to a building's preservation.

The importance of the building, its rarity and historic features, its setting and contribution to the local scene and the extent to which the proposals will bring to the local community are all factors to be taken into account when considering proposals for the development of a listed building.

Keeping a building in an economically viable use is highlighted in paragraph 3.8 and 3.9 and making the judgement to balance the economic viability with the effect of any changes it entails is recognised. Whereas the original use of the building is no longer viable or practical, the proposed use represents the most appropriate and flexible use available.

Planning Policy Statement 4 (Planning for Sustainable Economic growth)

Part of the Government's objectives for sustainable economic growth includes delivering sustainable patterns of growth, proving economic development in areas with good accessibility to transport and public transport infrastructure and the historic, archaeological and architectural heritage of centres to be conserved and, where appropriate, enhanced to provide a sense of place and a focus for the community (paragraph 10).

Commentary

Planning policies and Government guidance recognises that the best way of preserving an historic structure is to use it. This site lies within the development boundary, where development is largely permitted, subject to confirmation with other policies.

It re-use in principle is therefore supported in principle by national and local planning policy.

The use of a former agricultural building in such circumstances lends itself to an economic re-use, which meets principles set out in PPG15. The conversion is one that has been carefully and sensitively carried out, retaining the important historic features of the building and its historic character. Neither the historic setting of the building or the impact in the street scene is harmed by the conversion.

An economic re-use of the building also helps to support the local economy, providing jobs in appropriate and accessible locations, close to major transport routes and bus/train links.

The courtyard and car port area readily accommodates the car parking needs of the proposed use; the Local Plan requiring 3.5 spaces and the South East Plan suggesting 2.3 spaces. Both are readily achievable.

The access to the site has been examined by an independent Highway Consultant (A Rollings Esq.) whose brief report accompanies this application. This confirms that the access is suitable, particularly as it has continued in this manner for a period of 10 years without incident.

We submit that notwithstanding the retrospective nature of the application, this proposal is one that accords with the Development Plan as it is set out today.

Heritage Statement

Toddington House was listed in 1949. The list description states:

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 O0 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 description refers to the stables and single storey barn to the south of the farmhouse. This is the subject of this application.

The original purpose of the barn was agricultural; part of a complex of buildings associated with the farmland to the east of the site. The barn is a typical agricultural building of its type and is not uncommon in style, design or structure. *It is suggested that without the presence of the listed farmhouse, this building would not be listed in its own right.*

The farmland and the weatherboarded/cobble large barn on the east side of the group were sold to a developer, and subsequently the land was developed for housing. That housing is now in the process of construction and is nearing completion. The applicant purchased the house and stables/barn in 1993, and subsequently purchased the larger



weatherboarded/cobble east barn to complete the group in 6 February 2008.

It is not conceivable to return the barn to agricultural use, as it is now disassociated from any agricultural land.

Prior to 1993, the barn was partially converted to ancillary residential use, appeared to have windows inserted and re-roofed. This is an inherited situation. Much of the roof is covered in ivy. No change to the roof of the building was undertaken as result of the conversion for which regularisation is now sought.

The existing openings and window treatments have largely remained the same as when the building was purchased in 1993. The weatherboarding is intact and the building retains the character of its former agricultural use.

The structure of the building internally has been left intact and unchanged during the conversion.

The internal walls and vaulted ceiling were insulated and clad with timber, but the main structure and internal beams have not been touched. The kitchen area has a plasterboard ceiling and internal stud walls, none of which affect the structure adversely.

Services have been added at the eastern end of the building in a compact area. Certified electricity supply is run behind the cladding.

Detailed photographs of the existing building are set out in the section below.

The setting of the building is determined by its relationship with the former farmhouse and other associated barns. The barns have a close relationship, forming the southern boundary of the curtilage of the principal dwelling. Beyond the curtilage of the farmhouse and its associated buildings lies a sea of modern housing development, unrelated to the original setting of the building or use.

The building makes a positive contribution to the street scene, by virtue of its uninterrupted cobbled flint face and its relationship with the associated buildings.

Photographic Analysis

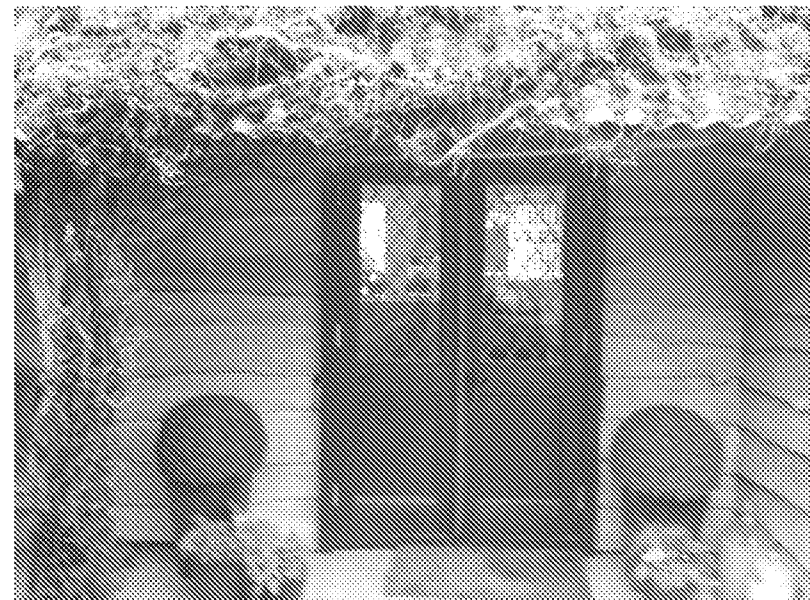
Comparable photographs; old and new

Above:

Prior to conversion, the photograph above shows a former window (right) and a former single doorway (left)

Below:

As existing, the photograph below shows the existing double doorway into the office in the location of the former window. A stone cill has been laid in the doorway. The structure of the barn remains intact.



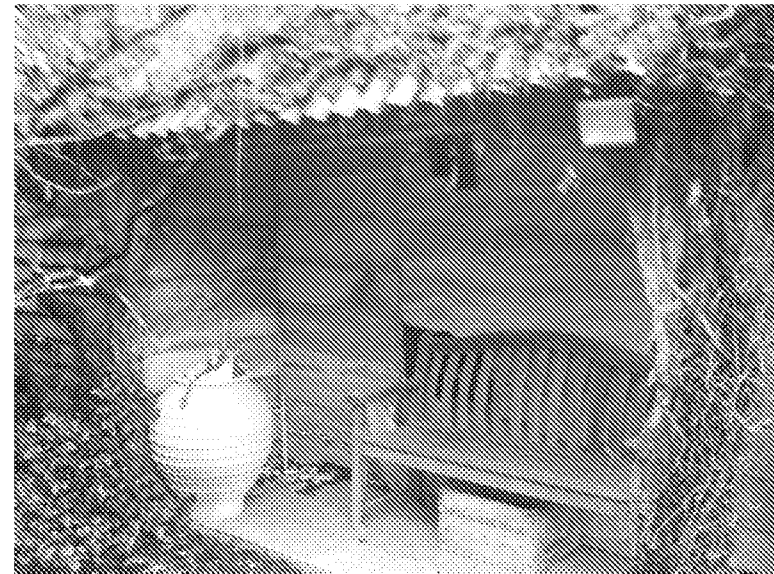
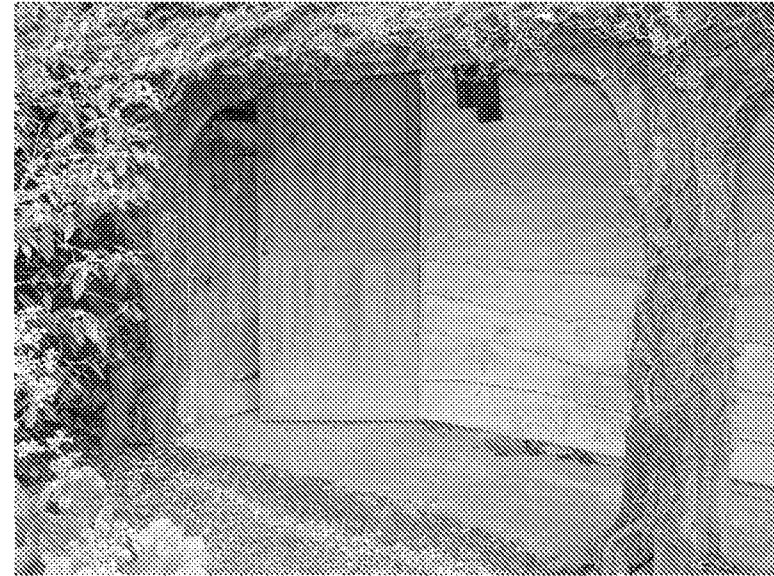
Comparable photographs; old and new

Above:

Prior to conversion, the former single doorway on the north elevation at the eastern end of the building.

Below:

As existing, the same doorway blocked up using the same weatherboarding as on the original building, maintaining the opening details for any future requirements.



Comparable photographs; old and new

Above:

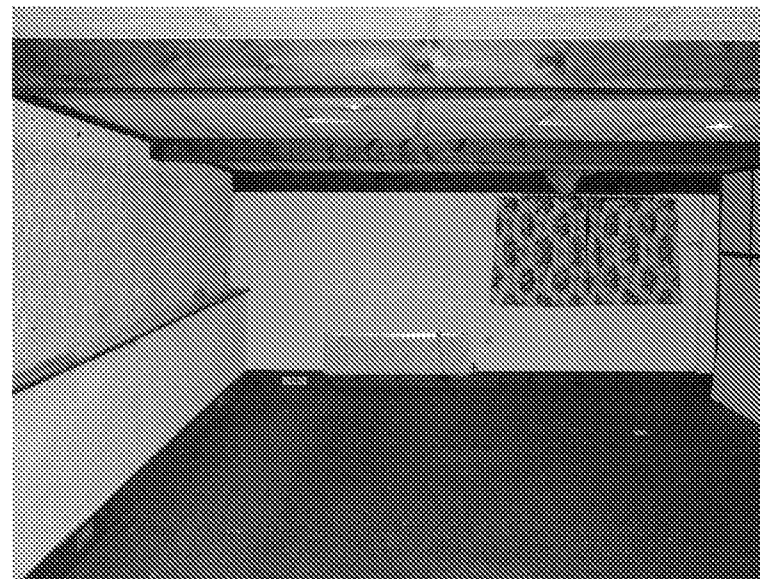
Prior to conversion, the inside of the building looking west towards the 'car port' and end window into 'car port.' This is the area that now forms the principal office area. It had suspended ceilings and internal cladding as shown in the photograph.

Below:

As existing, the same view towards the end of the building in its current use as an office.

The former ceiling and internal cladding has been removed and replaced with more sympathetic timber cladding. The roof structure has been revealed.

Electricity to the building already existed prior to conversion and this has been upgraded as necessary.



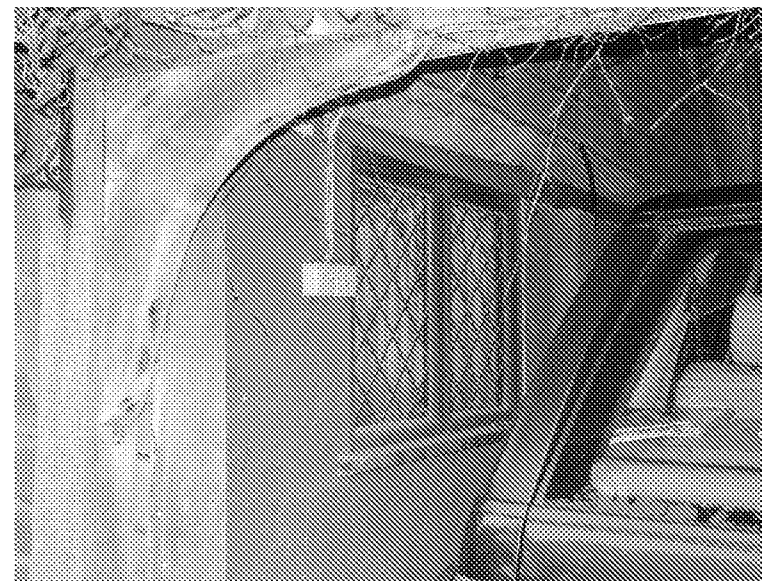
Comparable photographs; old and new

Above:

Prior to conversion, the end window within the 'car port'.

Below:

As existing, the same window opening, which has been reduced in size.



Comparable photographs; old and new

Below:

Prior to conversion, photo of the roof timbers at the eastern end of the building. The existing corrugated roof can readily be seen. Also visible is the southern wall of the larger two storey barn on the eastern boundary of the site.

Right:

The eastern end of the building as existing, showing the ceiling and internal stud partitions. The kitchen (inset) is at this end of the building.



Comparable photographs; old and new

Above

A view of the northern elevation of the barn around 2000, the courtyard partially visible.

Below:

A view of the internal courtyard and the northern elevation of the barn, as it is today.



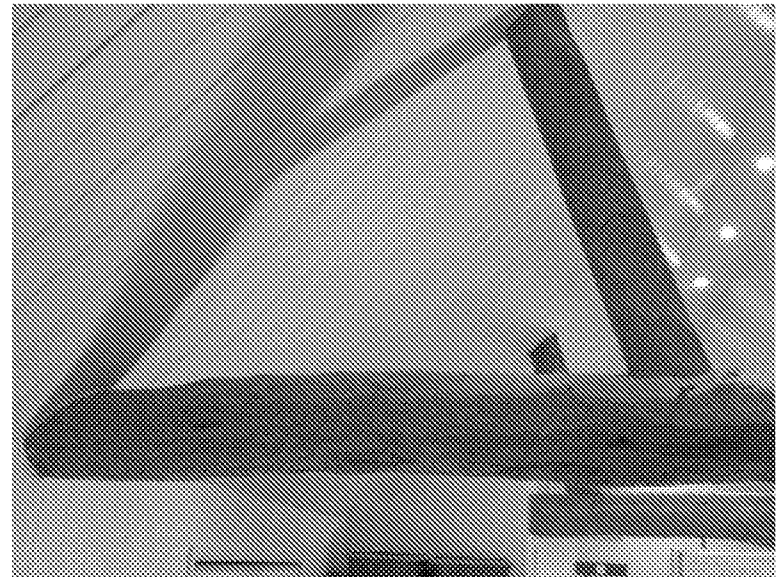
Above:

An existing view of inside of the roof of the car port area. This has remained unchanged since the conversion, and helps to demonstrate that the conversion within the office area closely reflects the original structure of the building.

Below:

A detail of the timber beams within the office. All of the beams were original to the building and have not been altered.

One of the beams was swapped from another part of the same building, to allow the best to be on show. Other than that there have been no alterations.



Contextual Photographs

Above:

As existing, a view of the barn from Toddington Lane. The western elevation is intact and unchanged.

Below:

As existing, a view of the south western corner of the building on Toddington Lane



Above:

An existing view of the access as seen from Toddington Lane.

Below:

The car port area, with the modern bungalow adjoining visible over the ridge. This helps to demonstrate that the setting of the Toddington House site is largely within a modern housing estate.



Conclusion

To conclude, the application building is curtilage listed. However it is a very common simple single storey 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 has been sensitively converted for a use that would be entirely consistent with local and national planning policies today, and at the time of conversion around 2000. The conversion has been 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.

As it has continued unchanged for a period of 10 years, the use is proven to operate smoothly with sufficient parking and adequate access to the highway.

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