
DESIGN & HERITAGE STATEMENT

Peckhams
Poling Street
Poling
Sussex
BN18 9PT

Renovation of stable block to create a single storey Timber Framed
barn style building for home office use with lean-to extension.

June 2021

PREPARED BY



FOR
ARUN DISTRICT COUNCIL

ON BEHALF OF
Mr & Mrs Champman

1 Summary

- 1.1 This Design and Access Statement accompanies the planning application for the conversion of an existing derelict stable block into a home office unit at the site known as Peckhams, Poling Street, Poling, BN18 9PT. The site is identified on the submitted 1:1250, 000_location plan.
- 1.2 This proposal aims to make efficient and effective use of an existing building, within an established residential area, in a manner, which is compatible with the character and appearance of the local area.
- 1.3 It is considered that the proposed works will make a positive contribution to the character of the area, without causing any harm to the local amenities.
- 1.4 Significant consideration has been given to the design and layout of this unit with regards to the amenity of neighbouring properties and the amenity of the surrounding area.



Figure 1: Existing Site

2. The Site

- 2.1 The site consists of a Grade II listed detached residential property 'Peckhams', its gardens and grounds and a number of agricultural outbuildings which lies in the established residential area of Poling as identified on the proposals map of the District Local Plan and falls within the Arun district Council. Within such areas there is a general presumption in favour of new developments with the latest advice by governments to maximise the use of such land.
- 2.2 The site is on Poling Street within the hamlet of Poling. The character of the area is rural, with a farm and just a small number of residential properties along this part of Poling Street with open countryside beyond. The properties are detached, generally large and on spacious plots and there is a mix of more modern post-war and older more historic houses. According to the Environment Agency's Interactive Flood Maps the site is not within an area liable to flooding.
- 2.3 The main house 'Peckhams' is a Grade II listed building and the stable building in question forms a pleasant agricultural building in the grounds of Peckhams and is therefore curtilage-listed.



Figure 2: Existing Stable Building



Figure 3: Existing (west elevation)



Figure 4: Existing (east elevation)

3.1 Proposal

- 3.1.1 The current proposal is sought to convert the existing stable into a flexible home office for the occupants at Peckhams. The office layout provides space for family members to have individual office areas including a central area for them to host meeting.

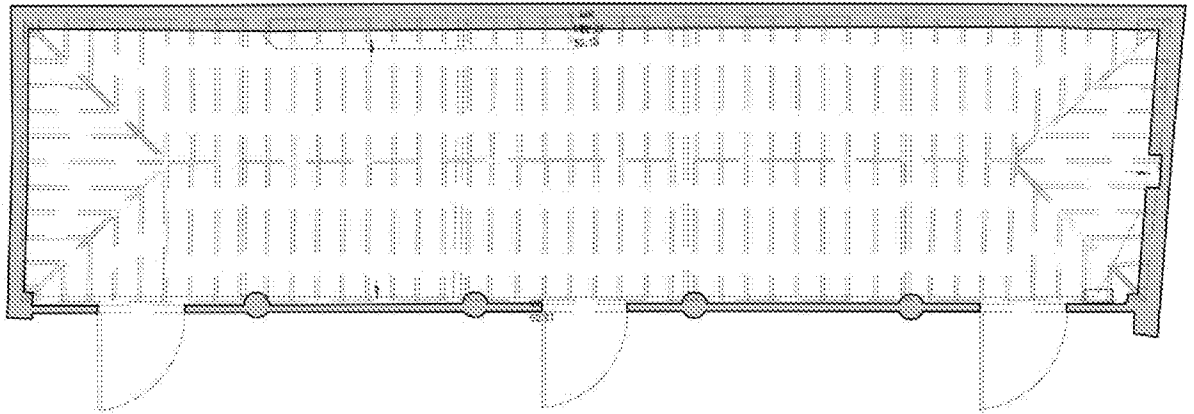


Figure 5: Existing Plans

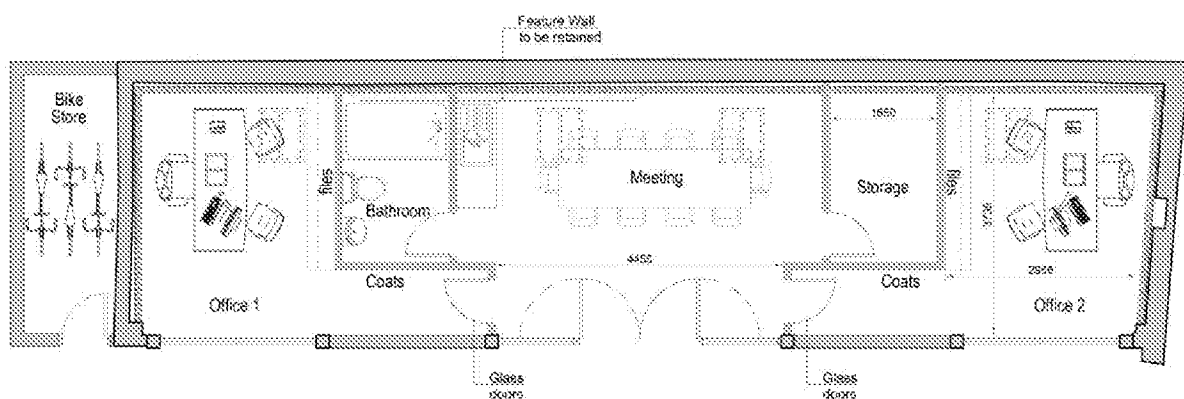


Figure 6: Proposed Plans

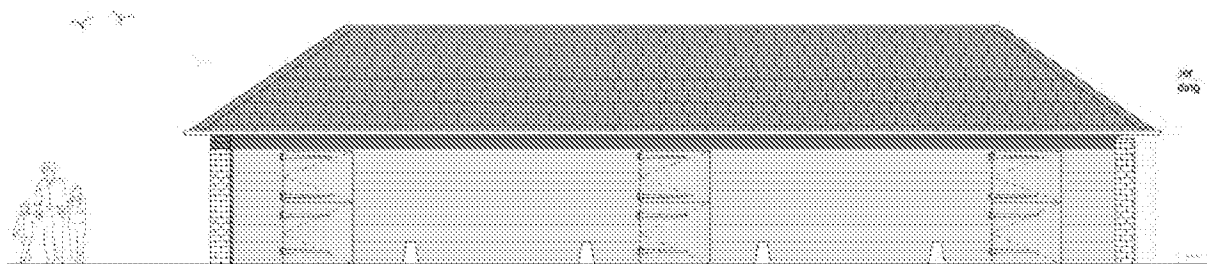


Figure 7: Existing Elevations

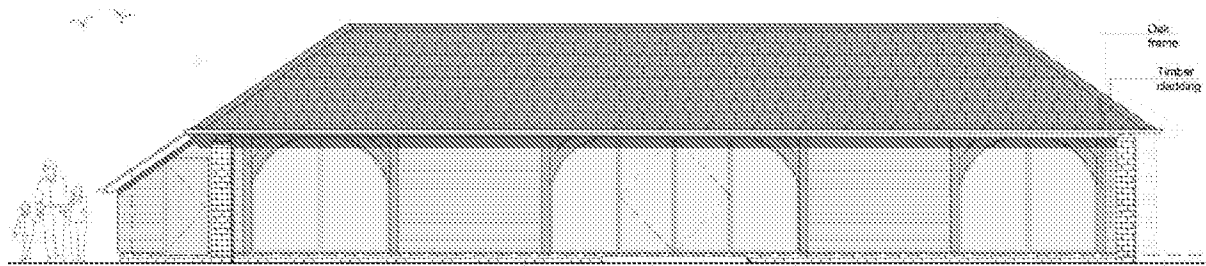


Figure 8: Proposed Elevations

- 3.1.2 A lean-to extension is proposed on the eastern elevation to provide a bike store for any guests. Sustainable travel to the site by guests is encouraged.
- 3.1.3 The design will propose alterations mainly to the southern elevation so to preserve the other elevation constructed in flint.
- 3.1.4 The existing internal floor area is 61.4 m² and will be increased to 68.2 m² after construction of the lean-to.
- 3.1.5 Parking will not be altered as a result of this planning application.
- 3.1.6 No trees will be removed as a result of this planning application.
- 3.1.7 The Office will connect to existing main drainage.

3.2 Pre Planning

- 3.2.1 A Pre Planning enquiry was submitted Ref. PAA/64/20/ with a response by Mrs Myer on 8th September 2020 noting –

“The Conservation Officer is of the opinion that the existing structure should remain and be refurbished to accommodate a new use. With regard to the existing structure, it looks as though it is not in use and redundant. It would appear that the building would be capable of conversion and its conversion would result in the building being put to a beneficial use which would ensure its conservation. Its use as an office is considered to be more appropriate as opposed to a residential use.”

“It is suggested that a simple appearance should be proposed. This could consist of recessed glazing along the elevation or a mixture of simple recessed glazing and some timber boarding if it was felt necessary.”

4 Materials

- 4.1 New internal walls will be typical stud walls
- 4.2 Any new doors and windows will be hardwood double glazed
- 4.3 New timber cladding will match existing

5 Supplementary Planning Document appraisal

5.1 Efficient use of energy in the design

- 5.1.1 The development would make use of materials with a high specific heat capacity and would utilise high levels of insulation to the roof, walls and floors in order to reduce heat loss from the building. Any white goods to be provided upon completion of the development would be 'A' rated.
- 5.1.2 Maximum use of natural ventilation would be utilised where possible where it is acknowledged that this is a more sustainable option than air conditioning systems.
- 5.1.3 High levels of natural daylighting would also be achieved where possible. Rooms would have access to light through windows.

5.2 Waste

- 5.2.1 Provision is made for waste and recycling bins appropriate to the form of development proposed. Provision is also made within the garden for composting food waste and it is hoped that use would be made of such things as Green Cones, which are a contained and discreet method of composting.
- 5.2.2 The anticipated waste streams through the life cycle of the construction process include:
 - timber
 - brick
 - paper (packaging)
 - paint
 - metal
 - plastic
 - glass

5.2.3 Some of those waste materials are recyclable and some will need to be disposed of. It is proposed that there will be separate skips for those waste materials that can be recycled and those that require disposal.

5.2.4 It is not anticipated that any hazardous wastes, such as asbestos, chemicals, oils or contaminated soils would be encountered in any significant quantities through the course of the project. If any such materials were found they would be removed and disposed of by licensed operators.

5.3 Management

5.3.1 During construction appropriate measures would be put in place to ensure the health and safety of construction workers and to minimise disruption to neighbouring properties.

5.3.2 Appropriate working hours could be achieved by a condition of consent and it is proposed here that those hours be restricted to 8.00am – 6.00pm Mondays to Fridays, 8.00am – 1.00pm on Saturdays and no work on Sundays or public holidays unless the prior consent of the local authority has been gained.

5.3.3 Appropriate measures would be taken to minimise noise, dust and detritus emanating from the site during construction and to ensure that the public highways are kept clear. These would include dampening down as necessary and keeping site and radio noise to a minimum.

6 Heritage Statement

6.1 Peckhams, A Grade II* Listed Building in Poling, West Sussex

6.2 Listing Description

Entry Name: Peckhams
Listing Date: 12 October 1954
Last Amended: 9 June 2014
Grade: II*
Source: Historic England
Source ID: 1217152
English Heritage Legacy ID: 298028
Location: Poling, Arun, West Sussex, BN18
County: West Sussex
Civil Parish: Poling

Traditional County: Sussex
Lieutenancy Area (Ceremonial County): West Sussex
Church of England Parish: Poling
Church of England Diocese: Chichester

- 6.3 This proposal is for the renovation and conversion to home office use of the existing animal shelter situated at the North East Corner of the existing farm enclosure

The building comprises a late 18th or early 19th century single storey enclosed structure. The North and East elevations are coursed flint walling with brick quoins. The West elevation is solid brickwork in garden wall bond. The South elevation is currently clad in horizontal feather edge boarding stained black with three stable door openings. This originally comprised five bays with timber posts set onto staddle stones, the timber posts and staddle stones are still intact behind the timber boarding

The building is situated in the North East corner of what would have been a yard for livestock. The yard is currently enclosed on all sides, save for a section of wall missing to the South West corner, by a solid coursed flint wall with rounded copings.

Historic mapping shows the yard to have been well utilised with farm buildings (see map extract from 1896) and as recently as 1946 (see map extract). The only building remaining from this grouping is the subject of this application. The maps show a considerable barn structure to the South West corner forming the enclosure of the yard which will explain the missing area of boundary wall mentioned above.

Peckhams was formerly a farmhouse. The main Western part was constructed Circa 1405, alterations took place in 1650. Peckhams was refronted in the 18th Century when it was also extended to the East. It is set in an enclosed garden to the South and surrounded by a number of farm buildings.

The farm is noted to have suffered bomb damage during the Second World War. There existed a radar station behind Newhouse Farm at that time. The RAF website for the Battle of Britain notes "RAF Poling" as being part of the radar warning system for 11 Group RAF Fighter command, however it lists it under chain home low stations. No longer in existence but now known as Radar Cottages on the opposite side of Poling Street to Peckhams.

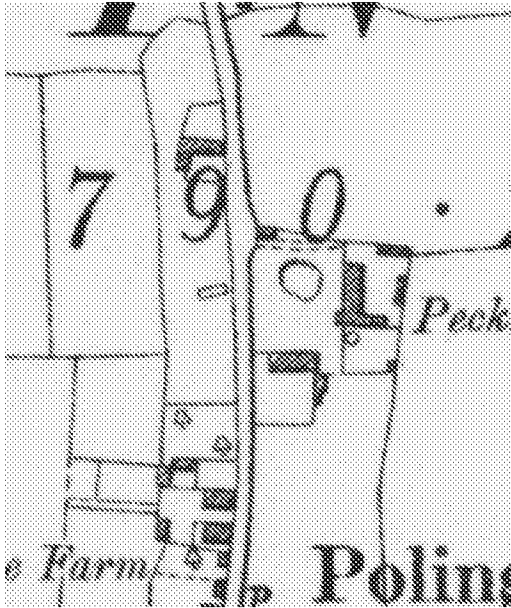


Figure 8: Extract from 1896

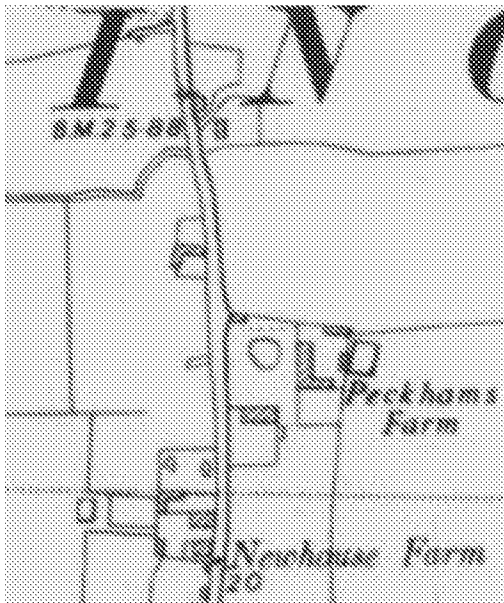


Figure 9: Extract from 1946

7 Noise Impact Assessment

- 7.1 Noise levels will not be altered from the existing as a result of the proposal.

8 Conclusion

- 8.1 The new office conversion proposal would be in keeping with the character and appearance of the surrounding area and would not affect the amenities currently enjoyed by surrounding land users by virtue of overlooking or loss of light. The work would be built to high environmental standards and is considered that the proposal complies with the development plan for the area and is thus commended to the Council.