



STAKERS FARM, YAPTON

DESIGN AND ACCESS STATEMENT

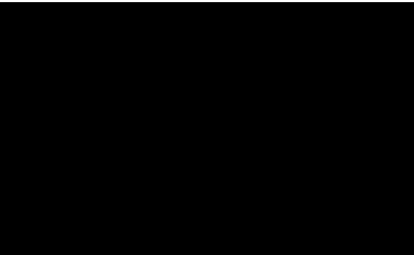
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Revisions

Revision	Notes	Issue Date	By	Checked By
A	DRAFT DAS	31.10.19	JT	LT
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C	Street scenes updated	06.11.19	LT	AK

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1.0 INTRODUCTION

1.0 INTRODUCTION

This Design and Access Statement has been prepared on behalf of Granite Gate to explain the design process and decisions which have resulted in the submission of this application for Planning Listed building consent.

This application seeks Full Planning Permission for the development of a site in Yapton, involving the conversion of a series of barns into three residential units, together with associated car and cycle parking.

The application site is located in Yapton, 3 miles north east of Bognor Regis and 1.5 miles south east from Barnham.

The site consists of a series of barns that provide storage for Stakers Farmhouse, a Grade II listed Georgian home. This site is well located, approximately 2 miles away from Barnham train station which provides links to Chichester and Brighton.

A previous application for the site was subsequently withdrawn following concerns raised by the Council's Conservation Officer. The scheme was deemed to have a detrimental affect on the curtilage listed barns, through the introduction of architectural details such as dormer windows and chimneys that were not considered to be in keeping with the existing character.

By contrast, the adopted design approach within this application has taken great care to ensure that the historic character of the barns is retained, whilst developing a series of spaces that can accommodate contemporary living.

The proposed development in this application involves the conversion of 3 historic barns into three residential dwellings with associated parking and landscaping. The proposal also involves the demolition of an existing storage shed, built in the 20th century and with no historic merit, to accommodate a shared surface driveway with soft landscaping to enhance the setting of the existing barns.

The application includes a full set of plans and elevations for the proposal along with supporting consultant documents.

Client	Granite Gate
Architect.	ECE Architecture
Planning consultant	ECE Planning
Transport and Highway	RGP
Drainage	CEP
Heritage.	Orion Heritage
Ecology	Lizard

2.0 EXECUTIVE SUMMARY

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2.01 Project Overview

The proposed residential development sets out to deliver a clear design vision which specifically provides the following benefits:

- Provide a development of the highest architectural quality.
- Maintain and enhance the character of the barns through the use of delicate design interventions, and minimal intrusion to the historic fabric of the barns.
- No adverse impact on neighbouring properties by carefully considering scale, mass and views in and out of the site.

2.02 Design Approach

The design approach aims to respect the existing character of the site, drawing upon the existing architectural vernacular to retain its farmstead character.

The approach also focuses on minimising interventions to protect the existing architectural character of the barn whilst providing an individual residential development of the highest architectural quality.

2.03 Scheme Summary

The scheme looks to repurpose the curtilage listed outbuildings serving Stakers Farm to create a series of successful family homes. The chosen design approach aspires to do the following in order to maintain the historic character of the barns and to provide high quality dwellings:

- The scheme sets out to retain the original plan form as much as is reasonably possible to create effective living spaces. This is particularly the case with the open character of the large main barn where the proposal looks to retain and accentuate the existing timber structure.
- The proposal will retain the historic fabric in order to preserve the existing character of the barns.
- The design looks to limit the number of new structural openings. Where these may be necessary the opening should be used to improve the livability of the dwelling.
- Offer a fully compliant provision for car parking and cycle storage, with well sited refuse storage facilities.



3.0 SITE DESCRIPTION

3.01 SITE DESCRIPTION

3.01 Wider Context

The application site is located in Yapton, 3 miles north east of Bognor Regis and 1.5 miles south east from Barnham.

This site is well located, approximately 2 miles away from Barnham train station which provides links to Chichester and Brighton.

The site lies along North End Road and is bordered by a variety of uses including residential dwellings, a school, a nursing home, and a church.

Amenities such as supermarkets and a village hall are a short drive from the site. Yew Tree Nursing Home is located directly opposite of Stakers Farm, and Yapton CE Primary school is within a 5 minute walk of the site.

Given the excellent level of local amenities in close proximity to the site, the proposal for a residential development is entirely appropriate.

3.02 Immediate Context

The principal building within Stakers Farm is the Grade II listed Georgian Farmhouse sitting adjacent to North End Road. Situated to the rear of the farm there are a series of curtilage listed outbuildings that currently act as storage to the main house.

These barns are typically constructed in a mix of timber, flint and red brickwork with later additions such as blockwork walls having been introduced internally as the barns uses has evolved over time.

The site is directly accessed from North End Road through an existing characterful gated entrance that delineates the southern boundary with brick piers and flint walls.

There is a Right of Way running through the site from North End Road leading and providing access to Langmeads Farm to the north of the site.

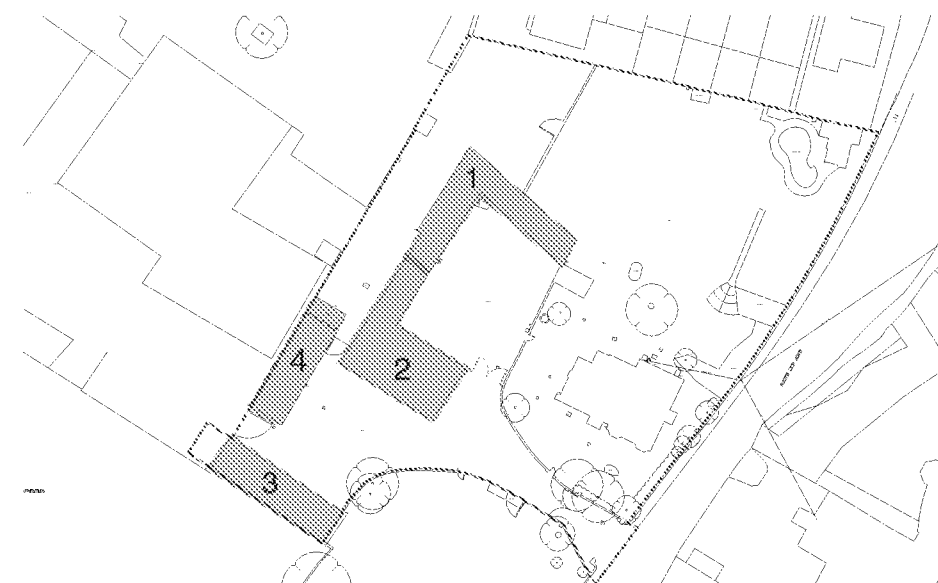
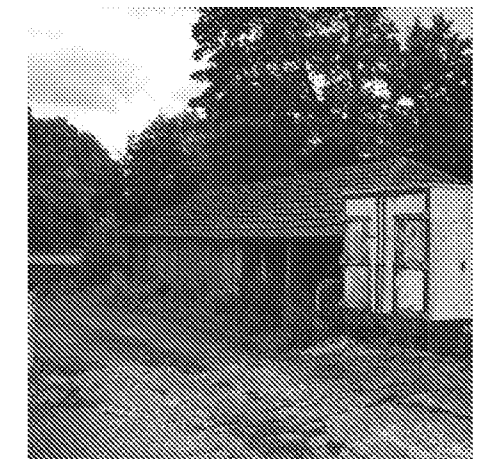
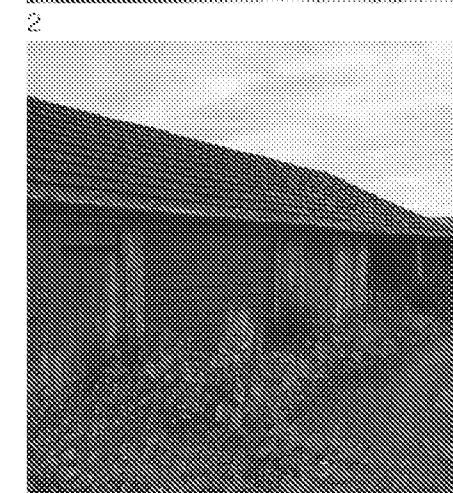
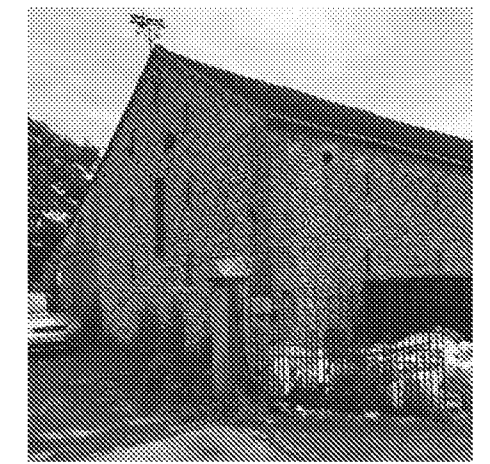
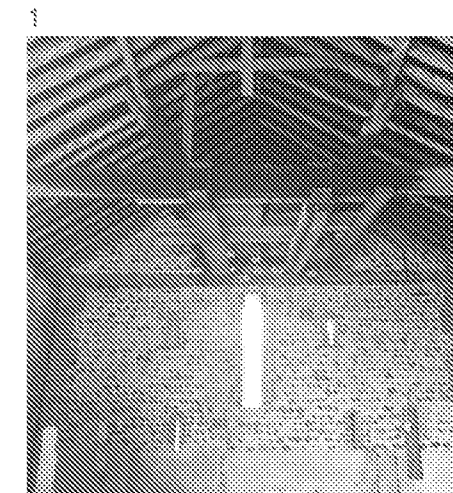
3.03 Context Images

1 - Barn 1: Consists of a larger corner element with two lower single storey barns. The larger element is two storeys with an existing timber floor at first floor. One of the lower barns is constructed from a mix of red brick and flint with the other lower barn principally constructed from timber dressed in modern brickwork and timber cladding.

2 - Barn 2: Is the main barn within the farm with a large opening addressing the courtyard and a asymmetrical room that drops down to later brick extension at the rear. The barn is characterised by flint and brick quoin detailing with a number of ventilation slits in each elevation. Internally the barn has a double height space with exposed timber rafters. One end of the barn has been adapted to create store rooms both at ground and first floor level.

3 - Barn 3: Is a single storey barn principally constructed from timber. One end of the barn remains open as would have originally been intended with the rest of the barn clad with timber panelling.

4 - Barn 4: Is a 20th century shed addition to the farm. The shed is of poor quality with no architectural merit and will be removed as part of the proposal.



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4.0 AMOUNT & LAYOUT

4.01 AMOUNT & LAYOUT

4.01 Amount

The proposal involves the conversion of three barns into three habitable dwellings: 1 x 4 Bedroom 8 Person, 1 x 4 Bedroom 7 Person and 1 x 3 Bedroom 6 Person dwelling. All dwellings exceed national space standards.

The schedule of accommodation is noted below:

Barn 1 -	195.4m ² / 2103sqft
Barn 2 -	236.4m ² / 2544sqft
Barn 3 -	110.6m ² / 1190sqft

Three car barns are proposed, using timber construction with traditional detailing found in the existing barns. The parking provision provided by the barns exceeds WSOCC guidance by 2 spaces, an over provision of 1 space for each 4 bedroom house.

A total of 16 parking spaces are provided with the provision being broken down as 11 allocated spaces for the proposed dwellings, 1 visitor space and 4 additional spaces for the existing farm house. Two spaces will be allocated for electric vehicle charging with the rest having the infrastructure installed for charging points to be provided at a later date.

Cycle parking is provided within secure stores in the car barns and a dedicated store for Barn 3. Each barn has its own external bin store located conveniently to the main access for ease on collection days.

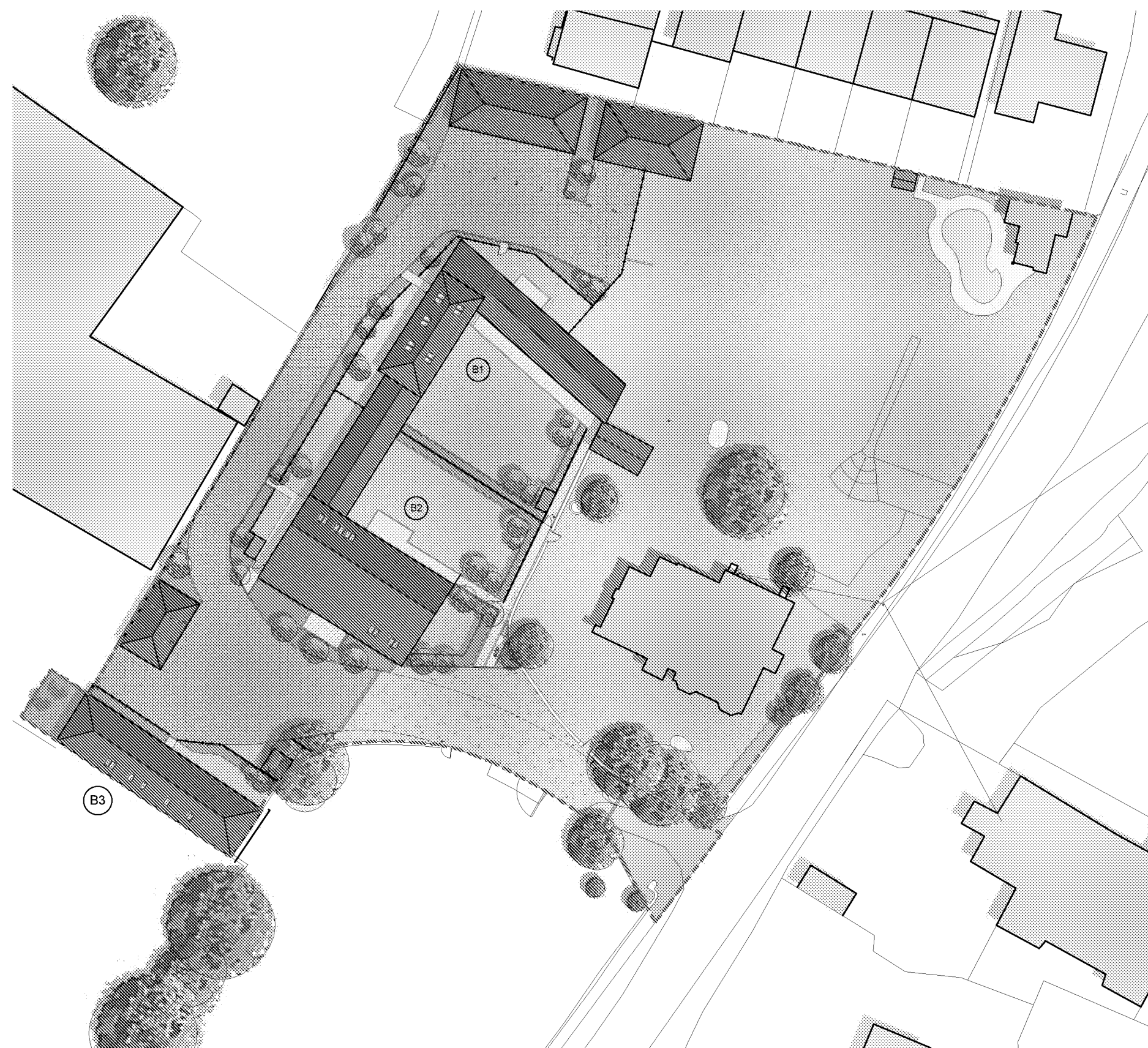
The application also includes a replacement pump house structure for the Farmhouse pool. This is to replace the current poor quality timber shed.

4.02 Layout

The principle of the proposed Site Layout maintains the existing arrangement of the farmstead. As part of an extensive soft landscaping strategy, the central courtyard has been repurposed and enhanced to act as private amenity space for barns 1 and 2.

The proposed driveway is set at the same level to the planting in order to informally integrate the access into the wider landscaping scheme. The low level hedgerow planting also helps to define the edge of the road.

Three car barns have been introduced, with two being situated along the 3 metre high northern boundary wall and the other positioned in the location of the demolished shed.



Proposed Site Plan

5.0 SCALE & APPEARANCE

5.01 SCALE AND APPEARANCE

5.01 Approach

The architectural approach has been heavily influenced by the aim of retaining the character of the existing barns whilst striving to create a set of high quality and desirable residential spaces for family homes.

The proposal has looked to optimise the existing layout of the barns, forming successful living spaces whilst using the existing openings to serve rooms as best possible.

A series of new openings are proposed to help improve the livability of the dwellings, with a total of 6 proposed internally and 5 proposed externally. The positions of these openings have been carefully considered and will be constructed to match the existing appearance of the barns.

The drawing package supporting this application is comprehensively annotated to clearly outline the proposed changes and additions to the barn.

Key design features include:

- The retention of existing openings with new traditional oak framed windows and doors painted sage green.
- The retention of key architectural details such as the wind vane and ventilation slits.
- The repair, realignment and retiling of the existing roofs with the aim of retaining and reusing the tiles where possible. This approach is in line with the structural engineers recommendation.
- Increasing the thermal efficiency and longevity of the barns through the use of high levels of insulation.
- The restoration of the original open character of Barns 1 & 3 by exposing the existing timber structural posts and setting portions of the newly proposed walls behind.
- The use of conservation rooflights will blend subtly into the roof and help to boost natural daylight into the existing roof spaces.
- The retention of original plan form as much as is reasonably possible in terms of creating meaningful living space
- The restoration and retention of the existing historic fabric and the removal of modern intervention such as breeze blocks and modern brickwork.

5.02 Scale

The proposed scale maintains the existing scale of the barns with the proposed accommodation sitting within the existing footprint.

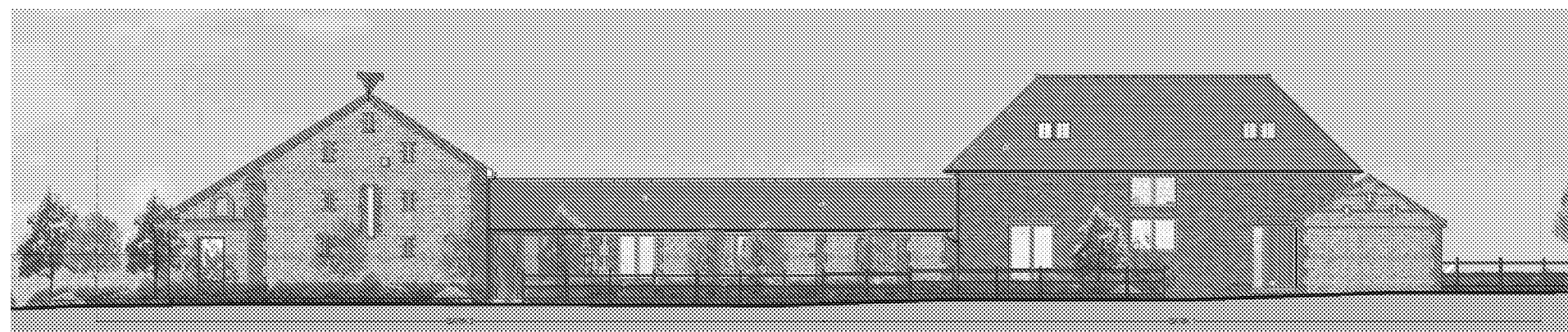
In line with the structural engineer's recommendation repairs may be required to the roof but care will be taken to maintain the existing ridge heights as best possible.

The newly proposed car barns will have a shallow pitch of 35 degrees in order to mitigate any potential impact on the listed asset and surrounding context.

5.03 Materials & Appearance

Careful consideration has been paid to the design interventions proposed within this application, a summary is as follows:

1. Conservation rooflights proposed to boost natural daylight
2. Existing barn features such as ventilation slits turned into small windows
3. Open front appearance of barns restored and with existing structure exposed
4. New glazed feature entrance to main barn
5. Vaulted living spaces that expose existing timber rafters to convey the character of the barns internally as well as externally
6. Where newly proposed flint and brick infill are proposed they are to be constructed in matching detailing such as brick quoining
7. New Oak window frames and doors are to be painted Sage Green



Proposed Street Scenes



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6.0 LANDSCAPING, SUSTAINABILITY & ACCESS

6.1 LANDSCAPING, SUSTAINABILITY & ACCESS

6.01 Landscaping

A comprehensive soft landscaping strategy is proposed in order to enhance biodiversity within the area, whilst enhancing and improving the setting of the barns. This has looked to repurpose the existing courtyard into attractive private amenity space for Barns 1 & 2. A mix of native hedgerow and tree planting are proposed to delineate the space.

As part of the drainage strategy permeable block paving is proposed to the shared surface access running through the site. There are several granite setts distributed around the site that differentiate the tarmac access at the front of the site and private block paved pedestrian pathways.

Defensible space is also provided to the front of barn 3 to provide a buffer between the road and the dwelling. It also has a sunken rear private amenity space with a willow weave fence to provide a good level of privacy. This space will also be populated with a number of low level planters.

Throughout the site a good amount of low level native hedgerow planting and trees are proposed to enhance the setting of the barns and ensure the landscaping strategy integrates with the surroundings.

This proposed strategy can be considered to be a significant improvement on the current situation replacing the existing concrete and tarmac areas with a scheme that will help to boost biodiversity, ecology and the overall setting of the barns.

6.02 Access

The existing access into the site is maintained off North End Road. The Right of Way is also maintained running through the site to Langmeads Farm.

The newly proposed car barns are accessed by a 4.5m wide shared surface driveway that passes behind the barns. A poor quality shed has been removed to allow this.

New private pathways are proposed to each dwelling with paths leading through the courtyard to the front doors of the dwellings. Pathways have also been proposed to the rear to allow ease of access from the rear parking areas.

Bin stores and collection points have been strategically positioned close to the centre of the site to improve ease of access on collection days.

6.03 Sustainability

The site is considered to offer excellent accessibility, being located within walking distance of transport links only two miles to Barnham Station.

The dwelling layouts have been planned to capitalise on the existing barns orientation, ensuring that proposed spaces can benefit for good levels of daylight and natural ventilation.

Materials will be specified where possible to minimise their travel distance to site, and selected from recognised sustainable sources with the appropriate certification.

The scheme has a fully compliant provision of refuse, green and recycling bins contained within a bin store in close proximity to the dwellings.

Water consumption in all units to be reduced through the use of practical and hygienic water saving measures such as flow restrictors, water efficient white goods and dual flush toilets.

All boilers and appliances within the dwellings will be energy efficient and all units will undergo a full SAP assessment to ensure energy efficiency within the building envelope, meeting the new Building Regulations requirements.



Proposed Street Scenes

7.0 CONCLUSION

7.01 CONCLUSION

7.01 Conclusion

In conclusion, not only does this proposal preserve the existing character of the curtilage listed barns but it also seeks to restore the barns to their originally intended form through the removal of modern interventions.

The scheme will provide a suitable amount of residential accommodation whilst also helping to secure the ongoing longevity of the barns.

In enhancing the setting of the existing historic barns and respecting the existing fabric of the structure, it is requested that Planning Permission and Listed Building Consent be granted for this application.



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