

Our priorities...



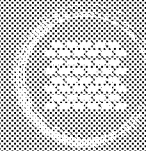
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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: Wednesday, September 13, 2023 5:54 PM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Y/105/19/PL and Y/106/19/L, Stakers Farm

Please upload the below to the above: Planning Correspondence.

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From: Maria Tomalova
Sent: Thursday, June 18, 2020 12:59 PM
To: Ben Daines [REDACTED]
Subject: Y/105/19/PL and Y/106/19/L, Stakers Farm

Dear Ben,

Please see below Martyn's comments in red and mine in green.
(your email from 22nd May 2020)

It is noted that a number of amendments is proposed.

Also, it would be helpful to see all of the amendments added to the existing plans – they can be just drawn on to the existing ones if that helps

Site Layout

- Amendments to the site layout so that the courtyard area to the east of barns 1 and 2 is used for car parking rather than used as garden space. – this is positive. The courtyard should also form the main entrances to barns one and two. The courtyards should retain their existing open, landscaped characteristic. No subdivision of open courtyard.
- Deletion of the proposed car barns at the north of the site and the vehicular access to these barns, and provision of amenity space for barns 1 and 2 to the rear (west). This is acceptable, subject to details of the areas to be provided as amenity space and the details of any fencing

Barn 1

We will remove as many rooflights as possible from this barn. However, we cannot remove all the rooflights as we will need to provide light to the bedroom to make it a habitable space. A roof light will also be required to provide purge ventilation (Part F of Building Regs) otherwise a mechanical system would be needed. Under the Building Regulations we will also need to meet the Daylight and room brightness guidance set within British Standard BS 8206-2:2008 Lighting for Buildings. We will therefore seek to provide the very minimum amount of rooflights necessary to meet Building Regulations and seek to locate them on the least prominent part of the roof.

Such an approach would be in accordance with Historic England guidance 'Adapting Traditional Farm Buildings' which states the following:

'Where rooflights are to be added it is often better to locate them on the least prominent roof-slope when viewed from a public vantage point. It is always preferable to use the flush 'conservation type' roof lights as these have less impact on the roof surface, particularly if non-reflective glass is used.'

South elevation – we will amend the proposed alterations to the single storey element and reduce the amount of glazing, ensuring that this elevation is changed as little as possible from the existing situation.

There should be as few rooflights as possible, and these should be placed on the rear elevations where they will not be visible. They should also be of conservation standard. No roof-lights on primary elevation. A casual glance should not reveal that the building has been converted. This means that unconventional arrangements of rooms are required. Roof structures comprise a dominant visual feature and should be left uninterrupted.

It is not clear how the interior of the barn will be treated, bearing in mind the comments I previously made regarding the interior. This needs careful consideration and more information to be supplied to us

Barn 2

Essentially, the intention should be to maintain the characteristic appearance of the barns as much as possible. The reduction in the rooflights is positive, but it is important that any joinery is simple and unobtrusive. One way to achieve this is to push the joinery further into the opening so that it is not so obvious, whilst also maintaining a shadow line.

East elevation – we will ensure that the single storey element of the barn retains the features of the existing building as far as possible and will not reduce in size the larger existing opening.

East elevation – having regard to the two storey part of the barn, as discussed, we will have a look at how we can improve that part of the barn that was rebuilt at a later date and we will replace the existing unsympathetic door.

South elevation – we will remove all of the lower rooflights but will keep the higher ones. We will also reconsider the French doors.

North elevation – we will reduce the number of rooflights as agreed. Flash may be acceptable if no alternative exists. As far as I remember we have agreed with one exception in the north-western end of the roof plane.

North-west elevation – we will seek to retain the small existing window by the door and retain the existing door in the single storey element rather than installing a new door.

Barn 3

As I recall, no amendments to the drawings were required for this barn – previously there was a bi-folding door, but I believe this is to be removed?

Looking forward to seeing amended plans.

Kind regards

Maria

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