



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: Wednesday, September 13, 2023 5:50 PM
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Stakers Farm

Please upload the below and attached to the applications Y/105/19 and Y/106/19: Planning Correspondence.

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From: Maria Tomalova
Sent: Tuesday, June 9, 2020 9:29 PM
To: Ben Daines [REDACTED]
Subject: FW: Stakers Farm

Ben,

I would like to remained you the basic rules for Barns conversion which I am re-sending you.

It is immensely inconvenient to have a such a gaps, however, I do remember how we went virtually along the barns and we agreed with what should be removed or what should be done a different way.

I have spent more time with this application than I supposed to because I wanted to be as helpful as possible. As I have mentioned in my previous email, there is no committee in August so the only option is July, as such we have a limited time since it must be re-consulted and agenda for committee should be prepared in advanced. There is no time for further changes or speculation. I must be clear and simple, following the Principle attached. I do not believe that problems with ventilation will occur; I remember we have agreed with some and it is on your creativity how you manage the space inside and take advantage from existing large openings.

I stand behind what I said during our conversation. From you email from 22 May I feel some kind of escape from this direction.

Martyn has also issues and I was waiting for his comments.
Hopefully tomorrow you will get Martyn's comments as well.

Kind regards

Maria

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From: Maria Tomalova
Sent: 03 April 2020 10:57
To: 'Ben Daines' [REDACTED]
Subject: Stakers Farm

Good morning Ben,

Please find attached a useful document with I have put together to make things and our requirements clear.

Kind regards

Maria

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The Principle of Conversion Barns (Agricultural Buildings) to Residential Use

The absence of traditional agricultural buildings impoverishes the rural scene and therefore new uses should respect their rural character:

- Proposal buildings are of architectural and historic value and the proposed conversion should retain those historic and architectural features present in the buildings;
- Conversion work should be undertaken without unacceptably altering the appearance and agricultural character of the buildings;
- Utility and infrastructure serviced should be provided without unacceptable visual intrusion and without detriment to the environment;
- The proposed new use should preserve or enhance the setting of Listed Building and character of Conservation Area. Great attention will need to be paid to retaining its character and integrity.
- Proposals which require the substantial reconstruction of the external walls or roof will not be permitted. The structural survey should clearly indicate that the scheme is realistic and the rural buildings capable of conversion;
- It is important that conversion work can be undertaken without unduly altering the appearance and character of agricultural buildings;
- Special consideration should give to the delineation of the residential curtilage, which should be achieved in an unobtrusive manner;
- The spaces surrounding agricultural buildings are generally restricted by the nature of their original use. The provision of adequate amenity space should avoid the creation of a suburban style curtilage around the buildings, and the subdivision of open courtyards should be avoided particularly where the courtyard serves a group conversion.
- Applications must be accompanied by detailed measured survey drawings and photographs of the existing buildings showing detailed elevations, sections, plans and any critical or unusual details. These should be accompanied by a detailed scheme showing the work required to convert the building;
- A primary consideration for the conversion of agricultural buildings to new uses should always be to maintain simplicity and retain and enhance the building's character and integrity. A casual glance should not reveal that the building has been converted. This will often mean that unconventional arrangements of rooms may be required. The accommodation should be adapted to suit the building and not vice versa.
- The starting point of any conversion must be the identification of primary and secondary elevations and an assessment of the overall character and form of the agricultural building. Primary elevations are those which face public areas, or relate to other buildings or landscape settings or those which have significant architectural features or character. As such these elevations must be treated with the utmost sympathy and should be altered little;

- Secondary elevations may lend themselves to careful alteration, such as the provision of new window/door openings.
- Non original materials should be restricted to secondary elevations. It is vitally important that walls are not raked out and repointed in an inappropriate manner as this will totally ruin the whole appearance and character of a building;
- Roof structures comprise a dominant visual feature of rural buildings and should be left uninterrupted. In particular the roof pitch should not be altered. Such insertions as dormer windows and rooflights are always disruptive visually and are best avoided. However, flush rooflights may be acceptable on secondary elevations where no alternative exists;
- Where re-roofing is required, original materials should be reused on primary elevations. Ridge tiles should be clay not concrete. Careful consideration should be given to an appropriate eaves detail which replicates the original character of the building;
- On primary elevations new door and window openings and the blocking up of original openings can totally disrupt the original character of the building and as such are not acceptable;
- Large barn doors can provide an excellent source of light to interiors which should be utilised to the maximum. The old doors can be retained as external shutters.
- Chimneys are an overtly domestic feature and never an acceptable feature on former agricultural buildings. Where essential black enamelled stove pipes should be discreetly located on secondary elevations.
- Inappropriate detailing to the exterior of the building should be avoided. In particular guttering can be visually unsympathetic to the building if not chosen correctly. Half round section gutters and circular rain-water pipes may be acceptable and these should be of iron or polyester powder coated cast aluminium, colour black. Modern guttering profiles are not suitable. External features such as satellite dishes and television aerials, alarm boxes and inappropriate wall mounted lighting, should be avoided where possible and should never occupy primary elevations;
- Aspects of the interior of agricultural buildings can often be of great value such as full height interior voids and structural timbers. Large interior spaces should not be over subdivided and roof structures of high quality should be left open to view without the insertion of domestic ceilings. Interior heights of rural buildings are often too restricted to allow for two floors. The use of split staircases and galleries can overcome this problem whilst giving interiors character and interest;
- An inappropriate treatment of buildings' setting can ruin the overall effect. As a general rule the treatment of areas around a converted building should be kept simple. Open courtyards should not be subdivided to create artificial curtilages. Away from the building's main aspect traditional stone walls or thorn hedges can be used to provide screening for items such as cars and oil or LPG storage tanks.
- Non-traditional materials such as tarmac and concrete should be avoided in access roads, paths and vehicle hard-standings. The grass / concrete system will however be acceptable for vehicle hard-standings.
- The agricultural character of the buildings' setting should be retained by the use of traditional stone paving or stable block setts and simple landscaping.