

DESIGN & ACCESS STATEMENT

FOR

PROPOSED CONVERSION AND EXTENSION

AT

NORTH BARN
HOE LANE
FLANSHAM
PO22 8NT

February 2021



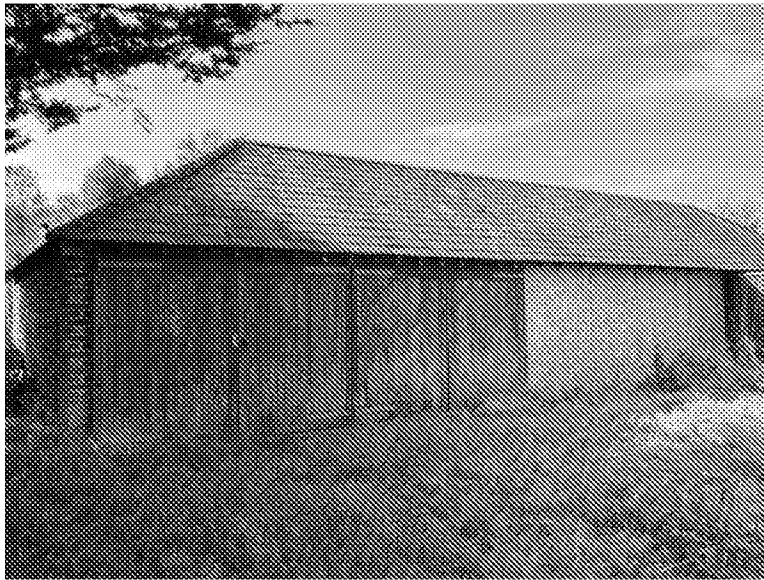
Assessment of Physical Context

North Barn is an semi-detached barn situated in the hamlet of Flansham. The building is set back from the road, with open land to the front and a small walled garden to the rear. The former barn to which is is attached has been converted to residential use; there is a separate unattached barn to the south east. Many other former agricultural buildings in the vicinity have been converted, changing the character of the immediate area from that of a utilitarian farm to an residential community.

Whilst not within a conservation area, the historic and rural character of the area is worthy of consideration.

The barn currently comprises a brick and flint barn, predominantly open on the north side. Timber doors have been added to close two of the open bays, the rest have been boarded up for security and protection. A studwork wall partially divides the internal space; the roof is supported by timber trusses, and clad in slate.

This application related to the conversion of the existing space, together with a modest extension to the north side to create a dwelling. Planning permission for a broadly similar conversion and extension of the barn was granted in 2016 (Y/60/16/PL) and subsequently amended with application (Y/53/19/NMA). This consent has now lapsed, this application seeks to renew the permission.



The front of the existing barn



The rear of the existing barn

Amount of Development

The existing barn has a gross external area of 63m²; the proposed extension adds an additional 20m², giving a total proposed gross external area of 83m².

The dwelling will comprise two bedrooms with a bathroom, living room and separate kitchen.

Layout and Scale

The floor level of the extension is to match that of the barn; the width of the extension has narrower than that of the barn, thereby ensuring that the ridge height is lower to give a subservient appearance.

The principal fenestration is facing the garden to the north of the barn, within the ownership of the property. Minimal openings are proposed on the south and east elevations; the latter will be provided with obscure glazing to protect the privacy of neighbouring land.

The topography of the site is relatively flat; with some of the surrounding buildings being two storey in height and some mature trees in the vicinity, the overall scale of the barn is perceived to be very modest.

Appearance

The existing barn is built of flint with brick quoins to the corners. The timber posts with doors to some of the openings give the appearance of a timber framed cart barn. By retaining the timber posts with glazing set behind, the style of the barn is retained as far as possible. It is proposed to clad the extension in feather edged timber boarding, as consented as an amendment to the original application. This ensures the extension is read as an addition to the original building, whilst being sympathetic in style. The roof will be tiled in slate to match existing.

Where new openings are to be formed in the existing walls, carefully sourced brickwork will be used to replicate the original quoins on the building. If repairs are to be carried out on any part of the structure, this will be done sympathetically both in terms of material and workmanship.

Landscaping

The existing land within the ownership of the barn both to the north and south of the barn is currently overgrown with no sign of any past landscaping or usage.

It is proposed that a degree of hard landscaping will be introduced to the north, to provide parking for cars and cycles as well as bin storage as required for any residential purpose.

Given the need for flood mitigation and specific drainage design (please refer to separate engineer's report for details), a degree of hard landscaping will be introduced around the building. However where possible, soft planting and landscaping will be introduced, in keeping with the surrounding rural setting.

Where fencing is required to denote the boundaries of the site, a post and rail design is proposed to keep an open plan feel, again vernacular to the countryside setting.

Access

Level threshold access will be provided into the barn itself; on a wider scale the surrounding area is relatively flat and pedestrian access is possible, albeit in part on shared surface rural roadways.