

**DESIGN & ACCESS STATEMENT.
ADDITIONAL INFORMATION FOR
HERITAGE STATEMENT
Sections 1, 2, 3, 16, 17, 18, 19, 20, 21, 22.**

FOR

**PLANNING APPLICATION
AND
LISTED BUILDING APPLICATION**

FOR

**RETENTION OF EXISTING TIMBER UTILITY AREA,
EXTERNAL AIR SOURCE HEAT PUMP AND TIMBER FENCE**

AT

**THE POTTING BARN
HOBBS COURT
BILSHAM ROAD
YAPTON
ARUNDEL
WEST SUSSEX.
BN18 0JY**

FOR

D LOWNSBOROUGH

January 2018



**PDK Architecture and Surveying.
29 Breach Avenue. Southbourne. Hampshire PO10 8NB.**

Contents -

1. Site
2. Existing Property
3. Project Brief
4. Context & Adjacent Architecture
5. Design Overview & Appearance
6. Extent of Proposal
7. General Protection
8. Listed Building Consent
9. Scale
10. Landscape
11. Trees on site
12. Disabled Access & Usage
13. Vehicular Provision & Transport Links
14. Provision for Waste and Recycle Material Storage
15. Risk of Flooding
16. Materials
17. Planning History & Conclusion
18. Schedule of Works
19. Analysis & Significance of Archaeology
20. Analysis & Significance of Historic Building Fabric
21. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing
22. Specialist Structural Survey in Relation to Proposed Works

1. Site

The existing (larger context) site comprises of 5 buildings that have been converted and extended into 5 dwellings over the past 3 years. The application site was the last to be converted and is to the north of the development. site is not viewed directly from either the main road B2132 (Bilsham Road) or adjacent dwellings due to evergreen screening and fences. Access is from the main road B2132 (Bilsham Road) only via single and shared entrance drive. Refer to 1: 1250 scale location plan.

2. Existing Property

Planning & LBC applications relate to North Dwelling The Potting Barn.

3. Project Brief

The brief is to obtain planning permission for items that have been constructed or erected in accordance with listed building consent or planning permission, namely, Retention of the following.

1. Existing black stained timber clad utility area attached to the north side of the main building,
2. Existing external air source heat pump condenser.
3. Existing 1.8m close boarded timber fence to the to the northern end of western side of the property. The existing Lich gate and paving slabs to west are to be removed and replaced with 1.8m close boarded timber fencing and planting infill to match the existing.
4. Existing 1.8m trellis is in front of approved 1.8m timber fence to the southern end of the eastern side of the property

All of which has been in place for a number of years since the property was built.

5. Replacement of existing picket gate and fence to the south western corner of the building with a new 1.8m close boarded timber gate and fence to match the existing the same line further north.

4. Context & Adjacent Architecture

In terms of immediate context & adjacent architecture there are -

- a. Main Road to the West.
 - b. Private Dwelling to the South East (Hobbs Farm).
 - c. Open / Farm Land to the North and east. Area outlined in blue is owned by the applicant.
 - d. Private dwelling to the South, Granary, Tryn Barn, Sunflowers and Dovecote.
- Refer to 1: 1250 scale location plan.

5. Design Overview & Appearance

1. The timber clad utility room design is in keeping with the adjacent stained timber garages and uses the same slate roof as the main dwelling.
2. The external air source heat pump condenser is located to the rear of the property and cannot be seen from anywhere except the internal garden, it is free standing, not attached to the building. To improve the appearance a timber slatted screen is proposed to be installed to cover the condense as attached photo. With regard to noise, the external condenser is virtually silent about the same as a desk fan, it

has been in use for approx. 2 years without any complaints. The air source heat pump provides all of the buildings hot water and heating as there is no gas boiler.

3. The 1.8m close boarded timber fence to the northern end of western side of the property provides added privacy and security is now mainly screened by evergreen shrubs. The existing Lich gate is to be removed and replaced with 1.8m close boarded timber fencing to match the existing.
4. The 1.8m trellis is in front of approved 1.8m timber fence to the southern end of the eastern side of the property, this will allow planting to grow on the site side, whilst retaining the approved fence appearance from outside the site.
5. The proposed 1.8m close boarded timber gate and close boarded fencing to replace the existing picket gate and fence will provide added privacy and security.

6. Extent of Proposal

Taking into consideration the following -

- a. Overall dimensions of the site and built form.
- b. Minimal increase in scale & mass to the site as a whole.
- c. Modest visual nature of proposed works visually.
- d. Long-term improvement of Degree of site via refurbishment / conversion.

We feel the proposal provides a contextually responsible solution to enhance previous approvals and match building with adjacent recently completed conversions.

7. General Protection

There is no additional construction work so no protection is required.

8. Listed Building Consent

It is our understanding that the existing barns are grade II listed.

9. Scale

There is no additional construction work so all will be as existing of modest scale.

10. Landscape

A landscape & planting scheme has been implemented and is now maturing. Additional planting will be provided to infill where the lich gate is removed.

11. Trees On Site

No trees on site which will directly affect the application proposal.

12. Disabled Access & Usage

Basic disabled access provision has been incorporated to dwelling and approved by building control.

13. Vehicular Provision

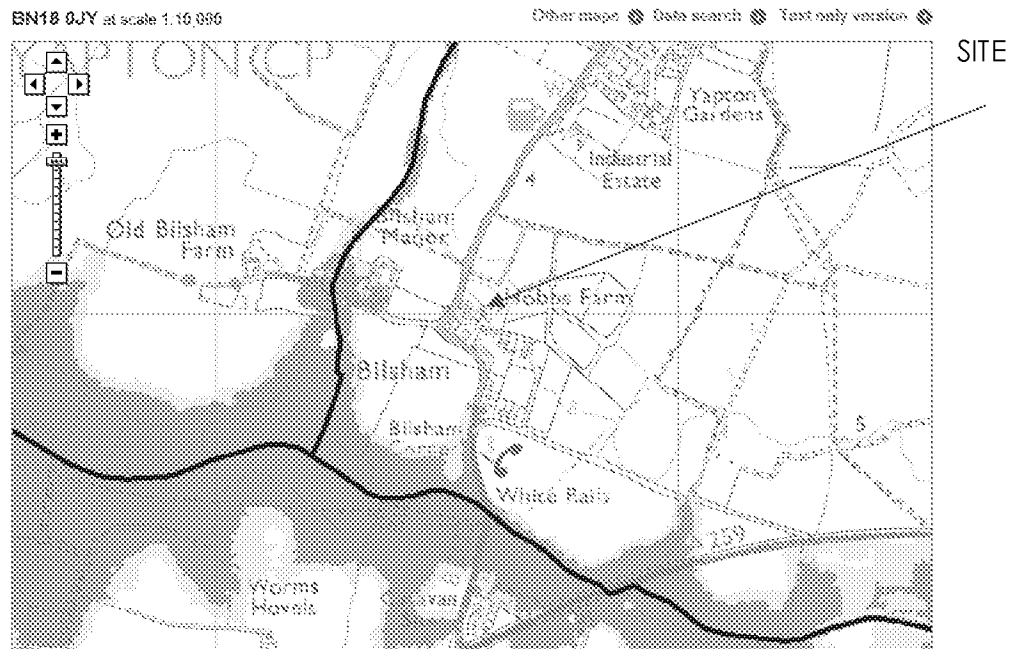
This has been implemented as part of the overall development as application Y/65/15/PL and Y/70/15/L and subsequent discharge of conditions. Temporary garage doors to be replaced with black stained timber hinged doors.

14. Provision for Waste and Recycle Material Storage

Provision has been made for Waste and recycle bin storage by the main site entrance.

15. Risk of Flooding

EA consulted to confirm site is not within Flood Risk Zone See map.



16. Materials

Material design has been carefully considered so that they match the attached dwelling and the adjacent garage block and are within the context of the setting.

17. Planning History & Conclusion

The original main dwelling and associated site development was approved under applications Y/65/15/PL and Y/70/15/L and subsequent discharge of conditions.

We consider the proposal in keeping with the surrounding recently completed development.

Bio diversity Studies and recommendations including provision of bat boxes were approved and implemented as previous approval and condition discharge.

18. Schedule of Works (Primary Overview)

No new work except infilling and replacing a small section of fence and new gate where the existing is removed

The main work to the building has been complete for approx. 2 years.

19. Analysis & Significance of Archaeology

Specialist input not deemed required as no new work is planned.

20. Analysis & Significance of Historic Building Fabric

The series of buildings forming this site represents a valuable group of historic farm buildings within the village and within the context of the adjacent listed Hobbs Farmhouse.

21. Principles & Justification for Proposed Works and Associated Impact upon the Building & Listing

(a) Design ethos of creating minimal additional scale or massing to group of barns as a whole.

(b) Design ethos of minimal proposed fenestration to existing buildings.

(c) Use of traditional and period-suitable materials for the development as a whole both internally and externally.

(d) Development has been generally completed as approvals Y/65/15/PL and Y/70/15/L.

22. Specialist Structural Survey in Relation to Proposed Works

Not deemed required as no new work is planned.

Prepared By PJC

January 2018