

South Eastern Planning Services Limited

Design & Access Statement

PROPOSAL:

**CONVERSION OF BARNs TO TWO SELF-CONTAINED DWELLINGS
(1 X 4 BED & 1 X 3 BED UNIT)**

**CONSTRUCTION OF DETACHED GARAGE BUILDING TO PROVIDE
PARKING FOR UNIT 1 AND CONVERSION OF PART OF LINKING
SINGLE STOREY HOVEL BUILDING TO GARAGING TO SERVE UNIT 2**

SITE:

**STAKERS FARM, NORTH END ROAD
YAPTON, WEST SUSSEX BN18 0DU**

APPLICANT:

MR P BUCKNELL

1.The Design Component – Amount of Development

1.1 Consent is sought to convert a range of model Victorian farm buildings to two residential units. Unit 1 comprises a four-bed dwelling to be converted out of the main flint Sussex barn. Unit 2 centres on the brick barn at the north end of the range, but also incorporates its single storey offshoot on its east elevation. Unit 2 is a three-bed unit.

2. Layout

2.1 The barns form a U-shaped courtyard and lie between Stakers Farmhouse to the east and a range of modern, utilitarian, agricultural buildings to the west. They are accessed via the existing farm crossover, which runs just to the south of Stakers Farmhouse. The access continues beyond the application site to serve the modern, agricultural buildings to the rear.

2.2 The two units would be provided with a garden area to the west. The open courtyard in front of the buildings would be retained with this acting as a parking and manoeuvring area for Unit 2. Parking for Unit 1 would be provided in the southwest corner of the site in the form of a new double garage with forecourt in front. Unit 1 would have its main entrance on its south elevation, whilst Unit 2 would be accessed via a main entrance on the east elevation of the brick barn, which forms the major element to this Unit.

3. Appearance

3.1 Unit 1 comprises the main flint barn. The most significant alteration to this barn involves the insertion of a full-height, central, glazed unit on the south elevation. This unit would cut through the eaves of the cat-slid roof and is intended to simulate a wagon door entrance. There were formerly wagon doors in this position but these were blocked, in the more recent past, by a section of modern, brick infill. Other changes to the external appearance of the barn include the insertion of a full-height glazed unit into the wagon entrance on the north side of the building and the provision of various Conservation roof lights on the main roof slope. Oak framed windows are proposed in various locations on both the front and side elevations. Accommodation is proposed on two floors with the central bay containing the staircase and being left open to full roof height.

3.2 Unit 2 incorporates the brick and tile barn with single storey offshoots running off its south and east elevations. This building is to be converted into a three-bed property, being part single storey and part two storey. The two-storey section would be contained within the main brick barn and accommodation to be provided at first floor level would comprise a bedroom and bathroom. Changes in the external appearance of the main brick barn element would comprise an oak timbered front door with lead canopy on the east elevation, the provision of various oak framed windows on the east and west elevations, the provision of Conservation roof lights on the front and two hipped dormers on the rear.

3.3 The single storey link between Units 1 and 2 would be converted to provide a store/plant room to both properties and parking for Unit 2 in the central section. This parking area would contain an extended flat roof apron over to provide the required depth for car parking undercover.

3.4 Unit 2 would have additional habitable accommodation, including a kitchen/dining room and bedroom contained within the single storey stable building running off the front elevation of the brick barn. Windows and doors on this stable building would be contained on the south elevation with the north elevation being untouched.

4. Landscaping

4.1 No detailed landscaping scheme has been worked up. It is considered that soft and hard landscaping will be required within the public areas of the layout, including the front courtyard area. Much of these public areas form a concrete yard and there would be scope to remove much of this concrete and replace it with a more subtle floorscape – a mix of more appropriate materials, such as granite sets, rolled pea shingle and pavers.

5. The Context Appraisal

5.1 Stakers Farm is a prominent Grade 2 listed building located on the west side of North End Road, in a position opposite the Yew Tree Nursing Home. In its listing, it is described as an early 19th century building having two storeys with attic accommodation. It is rendered, has a plain clay tile roof and chimney stacks at either gable end. There is a 19th century classically designed porch on the front of the property. Below is a photo of the front elevation of the property.



Figure 1 – Front of Stakers Farmhouse

5.2 To the rear of the Farmhouse, and outside of its curtilage, lie the application buildings, which comprise a courtyard of model, mid-19th century farm buildings. There are two traditional barns linked by a single storey hovel-style structure with there being a further stable building projecting off the smaller of the two barns. The buildings have a roughly U-shaped footprint, which enclose a concrete yard area. The larger of the two barns is constructed in coarsed pebble flint with red brick quoins and a clay plain tile roof. The smaller barn is constructed in a soft red brick and, again, has a clay plain tile roof. The single storey stable and hovel buildings are constructed in a mix of flint, brick and boarding and, in the main, have a plain tile to match the larger barns. An exception is the rear elevation of the linking hovel, which has a concrete roof.

5.3 To the rear (west), lies a more modern, utilitarian range of agricultural buildings. These are in a separate ownership. Access is via a shared crossover onto North End Road, which runs immediately to the south of Stakers Farmhouse. This is a gated entrance with brick pillars and flint walls. The following are a set of photographs of the application buildings.

Figure 2 – View into courtyard of application site from entrance





Figure 3 – Barn 2 internal courtyard view



Figure 4 – Barn 1 internal courtyard view



Figure 5 – Barn 1 internal courtyard view



Figure 6 – Barn 1 south elevation

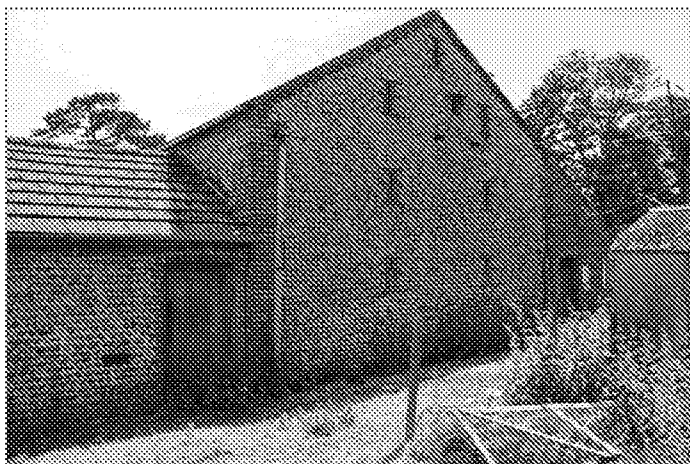


Figure 7 – West end elevation to Barn 1



Figure 8 – West elevation to Barn 2 and linking hovel



Figure 9 – North elevation to Barn 2 and stable building



Figure 10 – View of courtyard from Stakers Farmhouse

5.4 The site lies at the northern edge of the Yapton Main Road Conservation Area. The precise boundaries of this Conservation Area are shown on the plan below. The application site is outlined in red.

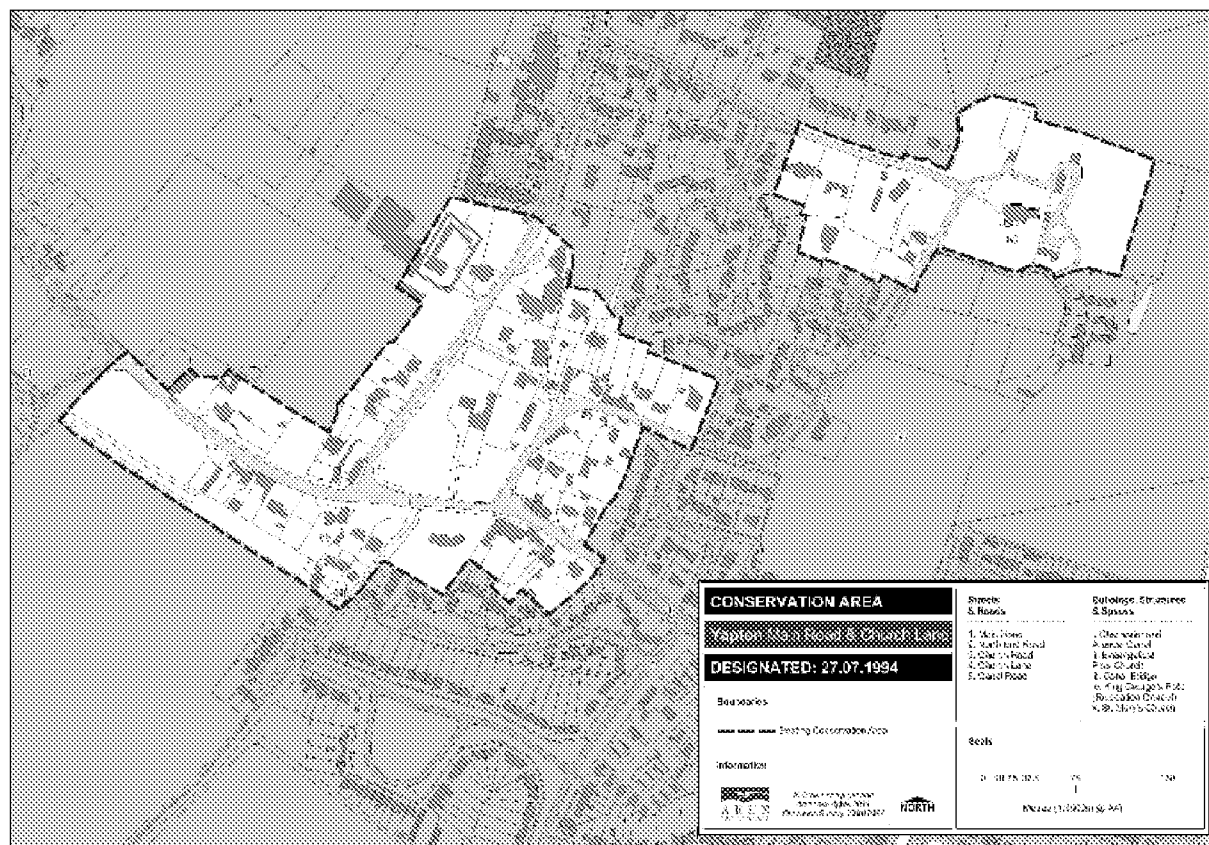


Figure 11 – Conservation Area boundary: Application buildings outlined in red

5.5 Within the Conservation Area the street scene to North End Road is characterised by well established, soft landscaping and prominent boundary walls, primarily constructed in flint. Existing development primarily comprises domestic architecture of the Victorian period with building materials comprising a mix of brick, render, plain tiles and slate. To the north of the application site the built environment primarily comprises domestic architecture from the 20th century.

5.6 The application buildings form part of the historic context of Stakers Farmhouse. They are mid-19th century and were probably constructed concurrently, or shortly after, the construction of the Farmhouse. Taken together, the Farmhouse and buildings form a very attractive and pleasing range of buildings, which contribute significantly to the character and appearance of the Conservation Area. The barns, themselves, are not individually listed and do not fall within the curtilage of the Farmhouse. However, they are clearly important contributors to the setting of the Farmhouse. Views of the application buildings, in the public realm, are most pronounced from North End Road to the south. This is demonstrated in the photograph below.



***Figure 12 – View of application buildings
from the south in North End Road***

5.7 The site also lies within the built-up area boundary of the settlement of Yapton. Below is an extract taken from the Arun District Local Plan 2003, which indicates the position of the application site in relation to the built-up area boundary.

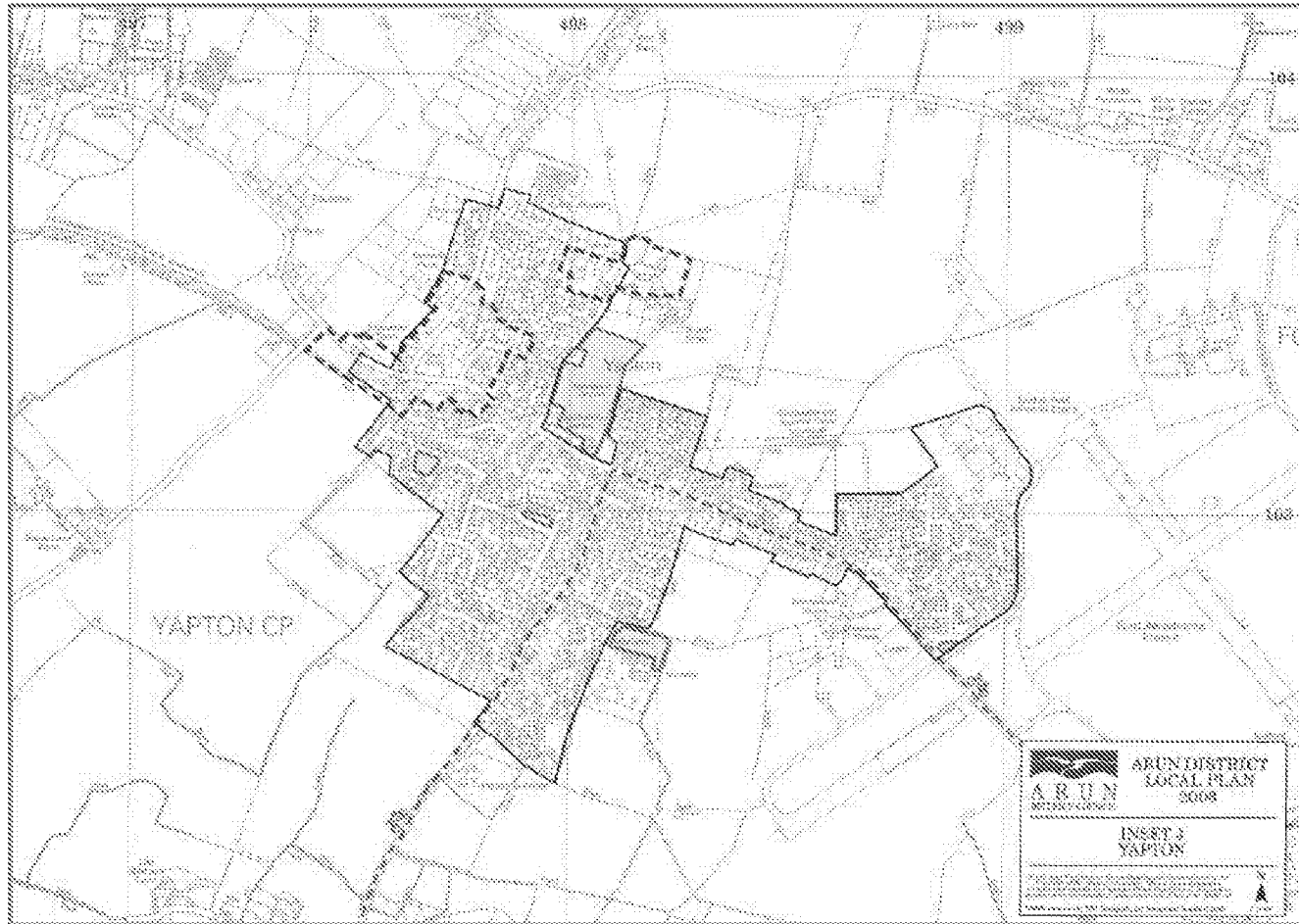


Figure 13 – Arun District Local Plan 2003: Map Extract of Yapton

6. Planning Policy Context

6.1 Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 sets down the statutory duty as applies to Conservation Areas in the exercise of planning functions. It requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of the designated area.

6.2 Section 66 of the same Act lays down the general duty in respect of listed buildings in the exercise of planning functions. It states that special regard is to be had to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses.

6.3 The National Planning Policy Framework 2012 sets out the overarching principle of attaining sustainable development. There is an environmental role in achieving such development. New development should contribute to protecting and enhancing the natural, built and historic environment.

6.4 There is a presumption in favour of sustainable development in the NPPF.

6.5 Paragraphs 126 to 141 deals with conserving and enhancing the historic environment. In determining planning applications, account should be taken of:

- The desirability of sustaining and enhancing the significance of Heritage Assets and putting them to viable uses, consistent with their conservation;
- The positive contribution that Heritage Assets can make to sustainable communities, including their economic vitality;
- The desirability of new development making a positive contribution to local character and distinctiveness.

6.6 Paragraph 132 emphasises that great weight should be given to the conservation of Heritage Assets. If substantial harm to designated Heritage Assets arises, then planning consent for the development should be refused. As a corollary to this, where a development proposal would lead to less than substantial harm to the significance of a designated Heritage Asset, this harm should be weighed against the benefits of the proposal.

6.7 Paragraphs 56 to 68 deal with ensuring good design. Great importance is attached to the design of the built environment and good design is a key aspect of sustainable development. The aim should be to achieve a high quality and inclusive design for all development. Planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way in which it functions.

6.8 The most relevant Local Plan policies are the saved policies within the Arun District Local Plan 2003. Relevant policies within this document include **GEN7**, **AREA2** and **DEV11**.

6.9 Policy **GEN7** concerns the form of new development. It states that planning permission will only be granted for schemes displaying high quality design and layout. New development should respond positively to the identified characteristics and resources of the site and the area to create attractive places and spaces. Development should enhance local distinctiveness whilst respecting the amenities of adjoining properties.

6.10 Policy **AREA2** concerns Conservation Areas. It states that planning permission will be granted for development which preserves or enhances the character or appearance of a Conservation Area or its setting.

6.11 Policy **DEV11** concerns the setting of listed buildings. Proposals which adversely affect the setting of a listed building should be resisted. However, where the principle of development in the grounds of, or near, a listed building is acceptable, it should be sensitively designed and constructed of appropriate materials to ensure that the special qualities of the older building remain unimpaired. Where relevant, appropriate space about the building must be retained.

7. Evaluation

7.1 Stakers Farm and its associated model 19th century farm buildings for an important grouping within the Yapton Main Road Conservation Area. The application buildings, whilst not listed, are attractive, rural, vernacular features, which make an important visual contribution to the wider area and provide setting and context to the listed Stakers Farmhouse. Additionally, the application buildings lie within the built-up area boundary to the village and have been redundant from agricultural purposes since the Farm became divested of almost all of its land. Accordingly, it is appropriate to seek alternative use for the buildings.

7.2 Structurally, the barns are in a relatively good condition and are capable of conversion without requiring significant re-building. This is testament to the original quality of construction. These are model farm buildings of solid construction. A residential use is considered the most viable use economically, as conversion costs on these buildings will be significant, given their standard and form of construction. The village location of the application buildings means that a residential use would meet standard sustainability tests, particularly in relation to access. A residential use would also respect the amenities of occupants of Stakers Farmhouse.

7.3 The application scheme proposes the conversion of the buildings into two units with each unit based around one of the two larger barns. Unit 1 comprises the conversion of a flint barn to produce a four-bed dwelling with accommodation on two floors. A sensitive conversion, respecting the character of the building, is proposed. New window openings are minimised and a small number of Conservation roof lights are proposed within the main roof slopes. The most significant alteration is the insertion of a large glazed unit on the south elevation to simulate wagon entry doors. This glazed element would align with the glazed unit replacing the wagon doors on the north elevation. It is considered a sensitive and imaginative alteration to the building, which enhances its agricultural credentials and, at the same time, provides lighting into the building thereby reducing requirements for individual windows. It also restores the original wagon door entrance to the barn, which has rather crudely been blocked up with modern brickwork. The removal of this brickwork restores the original character to the building.

7.4 Unit 1 would have an adequate private garden area supplied with it. Parking would be provided by an appropriately designed garage in the southwest corner of the site, in a position adjacent to the main Farm access.

7.5 Unit 2 is based around the red brick barn. The conversion scheme on this building has been sensitively handled to minimise the amount of new fenestration and conserve the general form and style of the building.

7.6 Unit 2 would include habitable accommodation within the stable outshoot on its east elevation. Two storey accommodation within the main barn is proposed. This would necessitate the provision of two Conservation roof lights in the front roof slope and two smaller hipped dormer windows on the rear. Most of the fenestration would be located on the non-public face (rear) of the building. Parking would be provided through the sensitive alteration of the single storey linking structure. Two bays would be slightly extended at the front to provide sufficient depth to the building to park cars within.

7.7 Overall, the conversion scheme is considered to respect the character and appearance of the barns and retain their essentially agrarian appearance. Alterations to the external appearance are kept to a minimum. The relationship of the buildings to the listed Farmhouse would remain unchanged. Its setting, character and appearance would not be harmed by this proposal.

7.8 How the farm buildings are perceived within the wider context of the Conservation Area would not significantly change. Inevitably, a residential conversion of farm buildings would impart a degree of domestic character, but a careful balance has been achieved with this scheme. The scheme meets the tests of preserving and enhancing the character of the Conservation Area. It secures the long-term future of this attractive range of traditional farm buildings. If the buildings continued to be redundant, then it is likely that their condition would deteriorate in the longer term.

7.9 Highway and access issues are dealt with in a separate Report by the RGP Partnership. Their professional view is that the existing crossover onto North End Road is of a sufficient standard to accommodate the traffic associated with two residential units. No alterations or changes to the geometry of the crossover are proposed and therefore existing flint walling and brick piers are to be retained.