

From: Rob Harrington <rh@gouldbaxter.co.uk>
Sent: 19 May 2025 12:32:45 UTC+01:00
To: "Katherine Williams" <Katherine.Williams@midsussex.gov.uk>
Cc: "Matthew Comber" <mc@gouldbaxter.co.uk>
Subject: RE: DM/24/2943 and 2944 - Barlands, The Street, Warninglid (GH553)
Attachments: Ground Floor Sketch Plan - 14.05.2025.pdf, IMG_0304.jpeg, IMG_0305.jpeg, IMG_0280.jpeg, IMG_0282.jpeg

Good afternoon Katherine,

I hope all is well?

We have been reviewing Emily's comments, and following liaison with our Client we would be grateful for feedback on the attached sketch plan drawing.

To deal with each of Emily's comments in turn:

- The new glazed partition will sit beneath the oak timber beams in the same manner as the proposals recently discussed and agreed at Old Keysford Hall, which we trust will be acceptable in this instance. The attached photographs illustrate the acknowledged point that a wall would previously have been present here, and the proposed partition will seek to leave the existing mortises exposed to identify this;
- In respect of the nib to be cut back, some minor investigations have confirmed that this is of modern construction, comprising a modern lightweight blockwork wall with a void encased in modern plasterboard. The attached photographs confirm this. The removal of this nib will not therefore result in the loss of any historic building fabric;
- The existing door will be retained in situ, but fixed shut;
- The current link extension has been reworked to address the concerns raised. The Kitchen extension is now arranged in a simple rectangular form to appear as an extension to the north elevation of the Farmhouse. The façade treatment of this will be very much akin to the current proposal, with large areas of full-height glazing, facing brickwork, and a green roof behind its standing-seam zinc fascia;
- The Kitchen extension uses full height glazing, set back from the primary west elevation, to assist in appearing subservient to the existing dwelling. The full height glazing demonstrates a respectful 'light touch' approach;
- The Kitchen extension has also been moved further away from the eastern boundary to align with the Privy to the east end of the Stables. To the west, the extension aligns with the western reveal of the Utility Room door. These two locations have been deliberately selected as the datums for its extents as it demonstrates how respectful the extension is to its existing environment;
- The stairs for accessing the extension from the house would be included in a small lean-to extension elevated to match the façade treatment of the existing house. This would mimic a small Porch extension;
- The Kitchen extension is linked to the Stables by way of a structural glass link, designed to be transparent to maintain the view through to the farmyard beyond. This link will incorporate a primary entrance door on its west elevation, meaning that on approaching from the driveway one's view is guided towards the farmyard. This will be a permanent reminder of the historic connection between the two entities. This principle is very much of there being the 'potential' for views towards the farmyard, as the fence (erected by the neighbour) currently restricts this;
- As identified in the Heritage Statement, the Stables building has been heavily modified over the years, including having been raised in height by 1881. Numerous alterations have subsequently been made to the building, including its pitched roof. The current eaves height is too low for practical use, with these proposals seeking to raise the roof in a similar manner to what has been

carried out historically. This will provide a wall against which the proposed glazed link will sit. The internal space will become far more useable, compared to the current scenario where the building is not practical for any particular use;

- In raising the roof, the junction between the existing and proposed brickwork will be demarcated with a brickwork detail TBC. The whole roof is constructed in mediocre softwood, was all built at the same time, and is nailed together rather than having and particularly interesting jointing. Lifting the roof to make the space more practical is simply a further evolution of the structure based on the present socio-economic climate, which underscores much of the reasoning for past changes to the property;
- As for the partitions within the Stables, these are not in a particularly good condition and further inhibit its practical use. It is therefore proposed that their former presence is demarcated in an alternative way, through the use of alternative floor finishes and the provision of nibs;
- The annotation for a future link was part of a feasibility study that is not being proceeded with. The note on the plan was left on in error and is not part of the proposals;
- We are grateful for your acknowledgement that the Garage building, viewed in isolation, is not problematic in itself. Owing to the changes proposed for the extension to the house, the overall bulk and massing of the overall scheme is much reduced. Coupled with the increase in transparency of the Kitchen extension to allow views through to the farmyard beyond, the Garage proposal remains very much commensurate with the scale of the property;
- The external landscaping works have been detailed to reduce the existing swathes of concrete surfacing that somewhat detract from the setting of the listed building. The raised planted beds to the west elevation help accommodate the level changes towards the Garaging, and would be formed in brick to match those found on the Stables. Subject to feedback on the above items, existing and proposed sections would be provided for the planters to help assess the changes in levels;
- The bunded oil tank would sit above ground level, but at a lower level than the driveway to conceal it from view. It is currently sited adjacent to the house and is visually detrimental to its setting. Its proposed relocation is considered a significant visual enhancement. The sewage treatment plant will be buried below ground, as is standard for such installations. We note that the Tree Officer has raised no objections to the proposals. Subject to feedback on the above items, existing and proposed sections will be provided for this area to illustrate the changes in levels.

Ultimately, the property needs to evolve to meet modern day needs, reflecting the prevailing socio-economic climate. These proposals allow such evolution to occur while protecting the existing fabric, enabling the narrative of its evolution to be understood. We fully believe, as do our Clients (both of whom were raised on historic farmsteads) and their appointed Historic Building Surveyor, that these proposals represent sensitive and well-considered additions and alterations to the property.

We will look forward to your feedback on the above and attached, further to which we can prepare the updated information necessary.

If you have any questions then please do not hesitate to ask.

Best regards,

Rob

From: Rob Harrington

Sent: Wednesday, May 7, 2025 5:19 PM

To: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Subject: RE: DM/24/2943 and 2944 - Barlands, The Street, Warninglid (GH553)

Dear Katherine,

Very many thanks for your email

We have been reviewing these with our Client, and will be providing our formal response shortly.

Best regards,

Rob

From: Katherine Williams <Katherine.Williams@midsussex.gov.uk>

Sent: Tuesday, April 29, 2025 4:41 PM

To: Rob Harrington <rh@gouldbaxter.co.uk>

Subject: DM/24/2943 and 2944 - Barlands, The Street, Warninglid

Dear Rob,

Please see the attached comments from Emily Wade on the above applications, in which concerns are raised regarding elements on the proposal and requesting further information on others.

Please also note that comments from the Council's Ecologist are also still outstanding.

Kind Regards

Katherine Williams BSc (Hons) MSc
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