



Grove Farm

Design & Access Statement

February 2025

Introduction

The subject of this application is an existing outbuilding at Grove Farm, Cansiron Lane, just the south of Ashurst Wood. The lane has a 5000 year old history and runs along a ridgeway that runs between Dry Hill and Wych Cross with evidence of an Iron Age track. Farms in the area became more productive around 1500AD and this led to the building of substantial farmhouses. Grove Farmhouse is 16th century listed grade II and the adjacent barn (now a dwelling) is curtilage listed.



1. Percy Circus and Bevin Court area from the north-east in 2001. (CNM site outlined in red)

Source: <https://www.british-history.ac.uk/survey-london/vol47/pp217-238>

Planning History

Grove Farm Barn was subject to Listed building consents GR/199/97 and GR/151/97 and granted consent to be an independent dwelling on 25th June 2007.

Mid Sussex District Council granted planning permission under DM/22/1393 on 1st September 2022, for a new access drive to the outbuilding, running parallel to the existing access drive, with a larger turning circle next to the south end of the outbuilding (entrance end). In addition, the consent redesignates the use of the building as a garage and machinery store.

The conservation officer recommended in writing that the replacement roofing and facing materials for the outbuilding “shall be to match existing adjacent work” meaning handmade

clay tiles for the roof and feather edge weatherboarding for the walls. On 19th August 2022 the agent AJ Younger emailed the planning officer Caroline Grist confirming the use of Woburn Clay Roof Tiles, medium brown, 265x165mm, however the approved drawing still shows a shallow pitched roof of approx. 20 degrees which contradicts Condition 3 on the permission. Clay tiles are normally recommended to have a pitch of minimum 40 degrees.

This consent is still valid but can be rescinded with the granting of this new application to convert the outbuilding to a one bedroomed annex linked to the Barn. This would have the benefit of not requiring an additional drive and maintain the landscape as existing but improved with additional hedging. There is already adequate parking on

site next to the Barn and at the top of the drive where it meets Cansiron Lane. It would also allow conformity with the conservation officers comments.

We are advised at pre app that due to the boundary between Wealden DC and Mid Sussex DC being roughly on the centre of the access drive, planning and LB applications will be necessary to both Local Authorities. This requirement was not enforced with DM/22/1393.

Pre App

Pre Application

A pre application video call was booked and took place on 14th June 2024. This was with Wealden DC planning officer Mrs M Bucknell and the conclusion of the feedback was :

“In principle the proposed conversion of the existing outbuilding to an annex could gain officers support subject to a settings assessment and careful consideration of design and impact on the sensitive nature of the site “

Site and Landscape

The site is a relatively steep East facing slope. The cluster of buildings including the listed Farmhouse and curtilage listed Barn are partially visible from the footpath off Cansiron Lane. There are distant views of the buildings from the eastern extreme of the lane to the south before it becomes a track along the ridge. From here the buildings can be seen to be in a valley at the bottom of which is a fairly dense wood. There is ribbon development along Cansiron Lane all the way from Ashurst Wood to the S bends by the access drive to Grove Farm and Grove Farm House. Here there is a clear transition between the village periphery and the more open rural landscape.



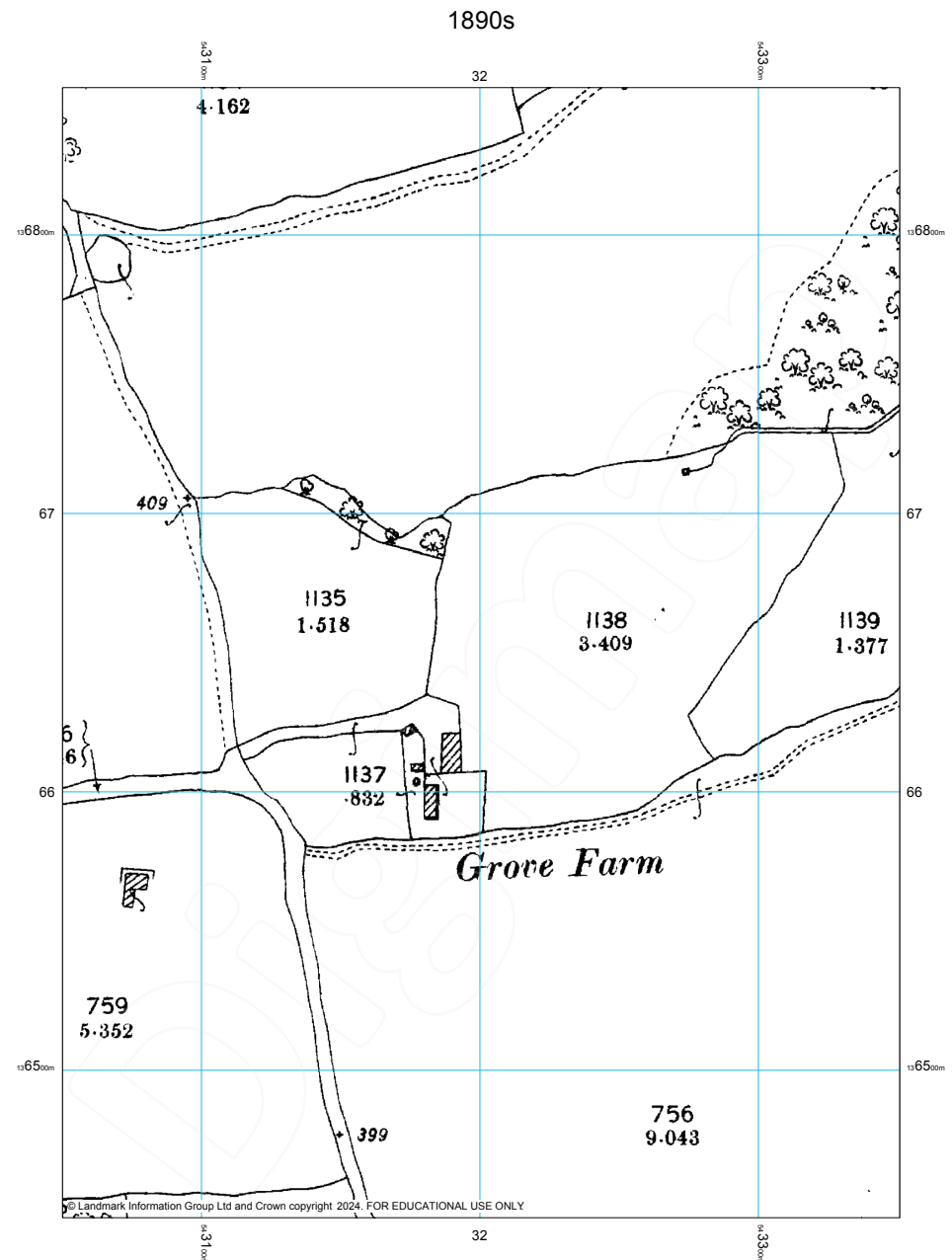
2. Drone view of Grove farm looking east

History and Heritage

Grove Farm House dates from the 16th century or possibly earlier and is Listed Grade II. The adjacent outbuildings are considered to be curtilage listed. Originally a two bay house with the third bay added, according to the listing details (Historic England Ref 1245461), in approximately 1800. If this date is correct then close inspection shows that this bay has been substantially rebuilt much later than that with facing bricks in cement mortar. The older part of the house is timber framed on a local sandstone plinth, and has feather edge weatherboard cladding and a handmade clay tiled roof . The rest of the east façade has a brick clad ground floor with tile hanging at first

floor that appears to be 20th century. There is also a 20th century extension to the west, hardly visible because of the proximity of a steep bank, and this contains an entrance lobby and ground floor wc.

This application does not involve any changes to the figure ground or to Barn and Farmhouse but it does seek to integrate the outbuilding into the material palette of the existing buildings by replacing the roof and cladding to match them.



3. Historic map of Grove Farm 1890

Design and Conservation

Given the change of circumstances of the applicant, they now seek permission to upgrade and convert this building into a one bedroomed annex. The reports that supported consent DM/22/1393 would still be applicable as would be the conditions on external materials.

We note the comments on the pre app feedback and have addressed them in this application.

To the west elevation up the hill visible from the footpath we propose only the insertion of an access door but no fenestration. A new mixed hedge would screen this side of the building and the tree would be unaffected. Together with

the modified roof pitch to incorporate clay tiles this is designed to integrate the building into the overall composition. New timber windows are only proposed to the east elevation which is not visible from the footpath or the lane. The cladding would be changed to feather edge weatherboarding with insulation applied internally. The existing brick plinth would be retained as the footprint remains the same as at present.



Existing 3D view

1 Grove Farm House, 2 Grove Farm, 3 Stable / Feed Room, 4 Outbuilding

Materials, Technology and Sustainability

The Barn already has water and electricity which will be sub-metered to the annex with underground connections. As the Barn has oil fired heating, this proposal is to install a small air source heat pump to serve the annex alone. Thermal upgrading to the roof and external walls would be with wood fibre insulation internally. This product has low embodied energy and allow the fabric to breathe. The existing concrete floor would be upgraded with 100mm rigid insulation on a new DPM and a 75mm screed with an underfloor heating matrix. The floor would be a combination of clay tiles and oak boards. Foul drainage would be connected to the existing Klargester that was installed when the Barn was

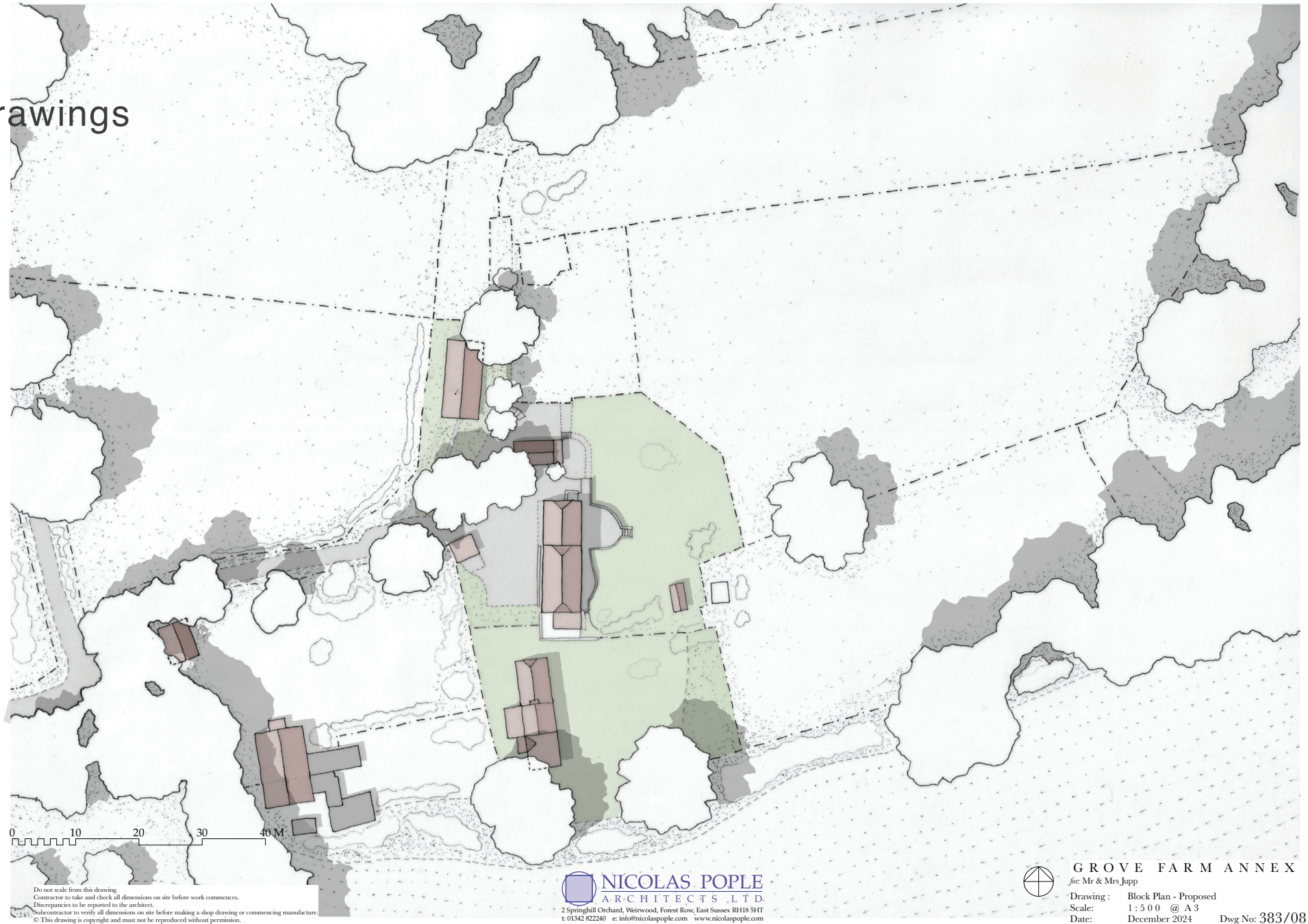
converted. Surface water would be discharged into a soakaway with local rainwater harvesting in the downpipes.

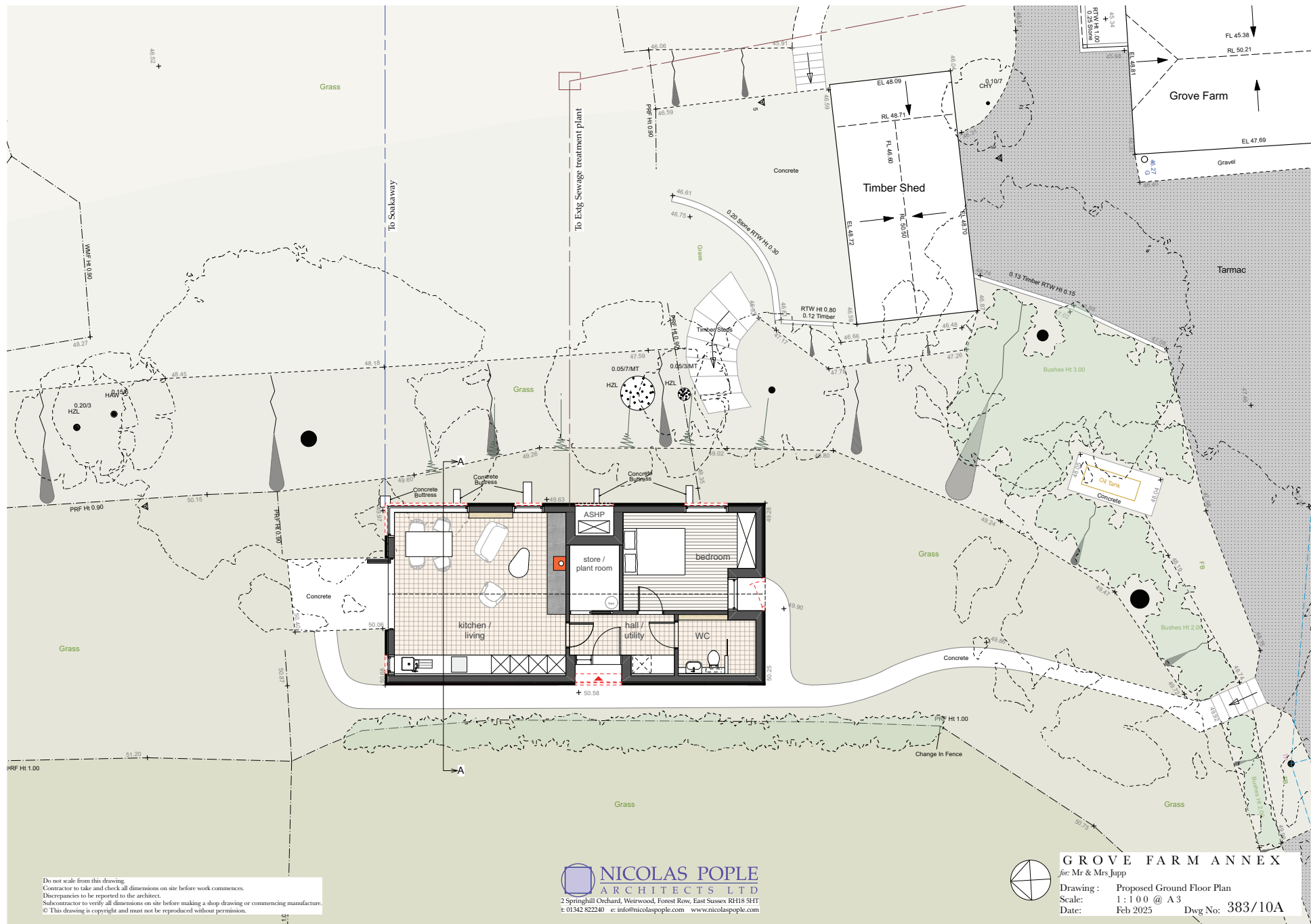


Proposed 3D view

1 Grove Farm House, 2 Grove Farm, 3 Stable / Feed Room, 4 Outbuilding

Drawings





12. Proposed GF Plan

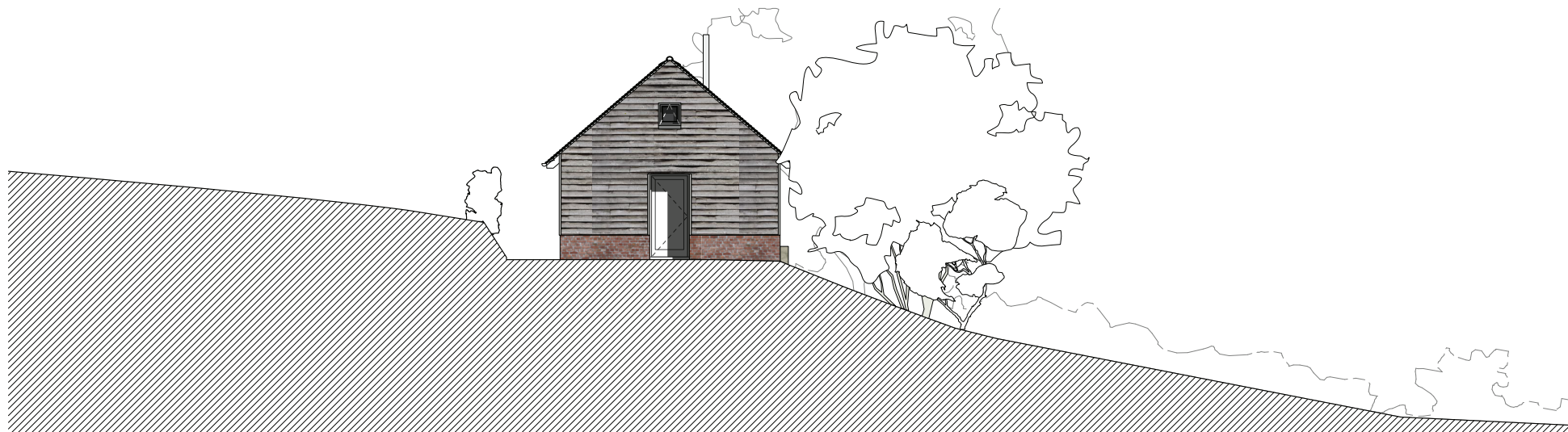


13. Proposed Roof Plan



Proposed North Elevation

DATUM 45.00m



Proposed South Elevation

DATUM 45.00m

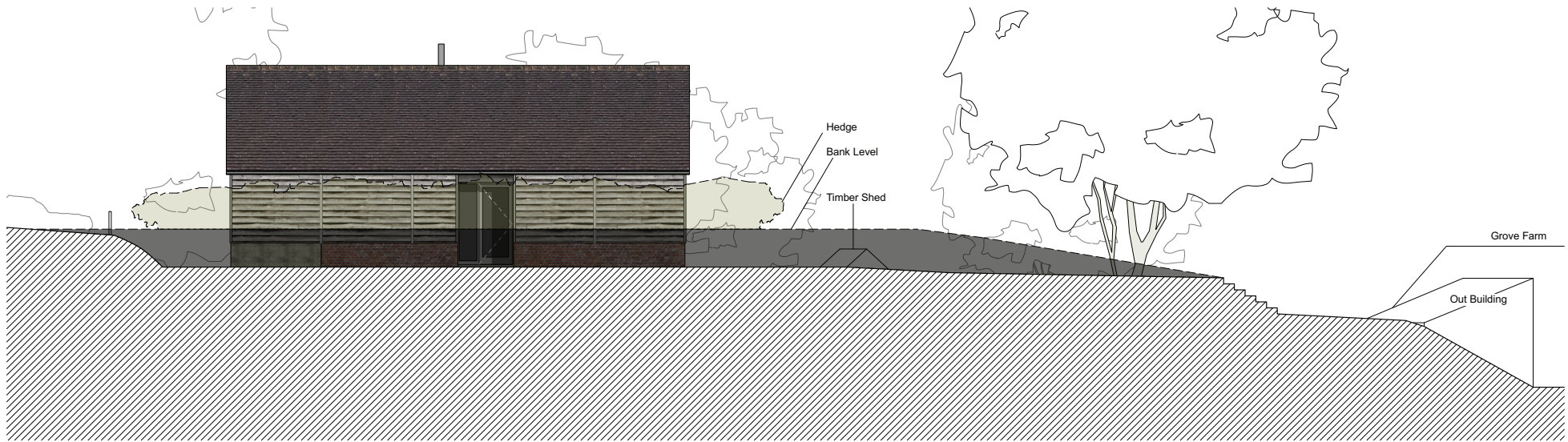
0 1 2 3 4 5 M

Do not scale from this drawing.
Contractor to take and check all dimensions on site before work commences.
Discrepancies to be reported to the architect.
Subcontractor to verify all dimensions on site before making a shop drawing or commencing manufacture.
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GROVE FARM ANNEX
for: Mr & Mrs Jupp

Drawing : Proposed N & S Elevations
Scale: 1 : 100 @ A3
Date: Feb 2025 Dwg No: 383/15



0 1 2 3 4 5 M

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GROVE FARM ANNEX
for: Mr & Mrs Jupp

Drawing : Proposed E & W Elevations

Scale: 1 : 100 @ A3

Date: Feb 2025 Dwg No: 383/16

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