

## **Design & Access Statement**

### **RESERVED MATTERS APPLICATION**

Barns Court Expansion 'Phase 1b'

Turners Hill Road, Copthorne RH10 4HQ

The Turvey Corporation PLC

October 2024

## CONTENTS

|                                                         |    |
|---------------------------------------------------------|----|
| Introduction .....                                      | 2  |
| 1.1 Statement Overview .....                            | 2  |
| 1.2 Report Content & Structure.....                     | 3  |
| The Site.....                                           | 4  |
| 2.1 Site Location .....                                 | 4  |
| 2.2 Wider landscape Character – High Weald Plateau..... | 4  |
| 2.3 Existing Site Description.....                      | 6  |
| 2.4 Existing Uses, Heights And Areas.....               | 7  |
| 2.5 Existing Site Photographic Study .....              | 8  |
| 2.6 Phase 1b Site Description .....                     | 10 |
| Development Overview.....                               | 11 |
| 3.1 Proposal.....                                       | 11 |
| 3.2 Key Design Principles .....                         | 12 |
| Design.....                                             | 13 |
| 4.1 Character & Appearance.....                         | 13 |
| 4.2 Facing Materials .....                              | 13 |
| 4.3 Fenestration .....                                  | 14 |
| 4.4 Schedule of Materials.....                          | 15 |
| Scale .....                                             | 16 |
| 5.1 Massing .....                                       | 16 |
| 5.2 Height .....                                        | 16 |
| Layout .....                                            | 19 |
| 6.1 Active Frontages .....                              | 19 |
| 6.2 Parking Areas.....                                  | 19 |
| 6.3 Open Spaces .....                                   | 20 |
| 6.4 Ponds.....                                          | 20 |
| 6.5 Orientation .....                                   | 21 |
| 6.6 Boundary Treatments .....                           | 21 |
| 6.7 Existing and Proposed Trees.....                    | 21 |
| Summary.....                                            | 24 |
| 7.1 Summary .....                                       | 24 |
| 7.2 High Quality Design Checklist.....                  | 24 |
| 7.3 Business Parks / Employment Area Checklist.....     | 25 |

## INTRODUCTION

### 1.1 STATEMENT OVERVIEW

Outline planning permission DM/20/4127 was approved on 20 July 2022 for an expansion of Barns Court with up to 7,310 sq m of new commercial space within Use Class E (g) (iii) and B8, the relocation of the existing dwelling house, and footpath widening and extension. All matters were reserved except for access.

A reserved matters application DM/23/0676 to approve materials & appearance, layout, landscaping and scale for 'Phase 1' was submitted on 10 March 2023. Phase 1 comprises the southern half of the site, extending to approximately 7.2 ha.

Following revisions, reserved matters approval was granted 1 February 2024 for 11 terraces (providing 56 small workshop units across 4,567 sq m). In May 2024 we submitted an application to discharge conditions related to pre-commencement and are working through the consultee comments.

'Phase1b'

In August 2024 Turvey were approached by a local business who expressed interest in taking a unit with more yard space than provided for by the units as designed in Phase 1.

This Design & Access statement is prepared to support a reserved matters application for approval of materials & appearance, layout, landscaping and scale for 'Phase 1b', comprising Building M (237.6 sq m), an ancillary Building N (60 sq m), and yard space.

## 1.2 REPORT CONTENT & STRUCTURE

This Design & Access statement outlines the principles we've considered in designing the extension of Barns Court, and how we have had regard to Mid Sussex Council's Design Guide (MSDG).

Key to this was adopting a design approach that has a positive environmental impact. The various components of the new buildings including their form, proportions, roofscape and overall appearance aim to display an underlying architectural integrity and contribute to Barns Court's unique sense of place by being borne from their location. We have responded to the character of the existing traditional built form of the former poultry barns with a contemporary interpretation that will suit the modern needs of the variety of small local businesses that make a home here.

The purpose of this document is to provide a detailed description of the design proposal, in respect of materials & appearance, layout and scale.

This document should be read in conjunction with:

- Location and Situation Plans
- Proposed Layout Plans of Buildings M & N, prepared by Dunthorne Parker Architects
- Proposed Elevations and Unit Plans of Buildings M & N, prepared by Dunthorne Parker Architects
- Vehicle Tracking Analysis, prepared by Brookbanks
- Sustainability Statement
- Schedule of wall, roof and fenestration materials

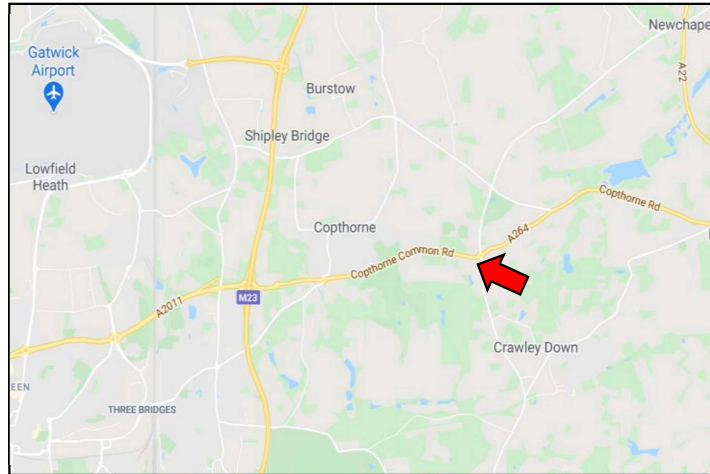
## THE SITE

### 2.1 SITE LOCATION

Barns Court is situated in Copthorne Common, Mid-Sussex, 30 miles south of London.

The site lies to the south-west of the Dukes Head Roundabout, with the villages of Copthorne 1 mile to the north-west and Crawley Down 1 mile to the south.

To the immediate north is Firs Farm, comprising a mix of residential and commercial buildings. The areas to the south, east, and west of the site comprise a mix of residential dwellings, woodland and fields. The Sussex Police Vehicle Workshop and our Silverwood Small Business Estate are on the other side of the Dukes Head Roundabout.



The main entrance to Barns Court is from Turners Hill Road (B2028).

There is a separate entrance in the southern corner for the residential dwelling, also from Turners Hill Road.

Additionally, to the north there is a third access into the site from Copthorne Common Road (A264) which is used by pedestrians frequenting the amenities at the Esso Garage, the Dukes Head pub, and using the bus stops.

There is excellent transport connectivity with the M23 at J10 2.5 miles to the west and Gatwick Airport 5 miles to the north-west.

There is a bus stop within approximately 150m via the northern access into the site through Firs Farm, which is served by nine bus routes; 272, 281, 291, 324, 400, 624, 638, 642, and 648 (northbound/ westbound). For southbound and eastbound services, the nearest stop is located to the south of the Dukes Head Roundabout and served by routes 272, 281, 291, 624, and 642.

There is also a Public Right of Way (27W) that runs from Turners Hill Road inside the southern boundary of the site, continuing through the woodland to the west of the site.

The site itself is enclosed by woodland to the south-west, and the eastern boundary is screened from Turners Hill Road with mature trees and hedging.

### 2.2 WIDER LANDSCAPE CHARACTER – HIGH WEALD PLATEAU

Barns Court is located in the High Weald Plateau area of Mid Sussex. Below is a summary taken from S2 of the Mid Sussex Design Guide:

*The landscape of Mid Sussex is essentially rural in character, dominated by fields and interspersed with small woods and settlements of farms and hamlets. This is highly valued by the Council and local*

*residents, and the network of paths and roads provides access and walking opportunities that enhance the health and wellbeing of residents and visitors.*

#### Landform and Landscape

*A plateau landscape with significant woodland cover and a dense network of hedgerows and copses, creates a sense of enclosure.*

#### Settlement Pattern

*Main settlements at Copthorne and Crawley Down have expanded through 20th century. Roads busy with ribbon development in places.*

#### Local Materials

*Diverse materials including timber framing and varieties of local brick and tile hanging.*

#### Industrial Estates

*Mid Sussex's towns feature industrial estates that present a different urban structure that is characterised by large floorplate buildings and sheds set within service yards accessed by estate roads. These areas provide an important part of the local economy but often present an unattractive and illegible pedestrian environment. These estates typically present opportunities for intensification and improvement particularly to the street environment.*

## 2.3 EXISTING SITE DESCRIPTION

Barns Court currently comprises;

- an established commercial estate of former poultry barns, providing 18 small-business units across five main buildings and extending to 3,243 sq m, with associated parking, on 3.0 acres / 1.2 hectares,
- hardstanding & open storage land on 0.9 acres / 0.4 hectares,
- five man-made recreational fishing ponds (two of which dry out in the summer), with associated parking on 3.4 acres / 1.4 hectares,
- unutilised open space of 9.2 acres / 3.7 hectares.
- a residential dwelling, and
- a telephone mast.

The existing workshops and business units are clad in horizontally laid, black painted wood and retain the character of their former agricultural uses.

The occupiers benefit from amenities like the Dukes Head pub, an Indian take-away, and an Esso Garage (including a SPAR convenience store with Greggs, Subway, and Starbucks concessions) in easy walking distance, as well as views towards the ponds and the thick woodland surroundings; creating a unique low density, landscaped work environment.

The residential dwelling is situated at the south of the site in a large garden. There is some light conifer tree screening between the residential dwelling and the commercial areas of the site.

The entire site extends to approximately 16.5 acres / 6.7 hectares.



Example of wood-clad small business workshops at Barns Court and ancillary gravelled parking

## 2.4 EXISTING USES, HEIGHTS AND AREAS

In 1992 the former poultry barns were granted consent for conversion into B8 Storage and Distribution (WP/002/92). The site now provides flexible-use business space, predominantly under the B1c Light Industrial use class, with ancillary B8 Storage & Distribution, B1a Office and A1 Retail uses.

The Gross Internal Areas (GIA), ridge heights of the existing buildings, and use classes operated by the existing businesses are as follows:

| Building                             | Ridge Height (m) | Unit | Company                      | Use class                      | GIA (sq m)   |
|--------------------------------------|------------------|------|------------------------------|--------------------------------|--------------|
| 1                                    | 3.5              | 1.1  | Mad World - Fancy Dress Hire | B8 /A1                         | 225          |
|                                      |                  | 1.2  | Manor House Beds             | B8 / A1                        | 175          |
| 2                                    | 4.5              | 2.1  | Smart Repairs                | B1c                            | 110          |
|                                      |                  | 2.2  | Signs                        | B1c                            | 110          |
|                                      |                  | 2.3  | Builder                      | B1c / B1a                      | 110          |
|                                      |                  | 2.4  | Blind Maker                  | B1c                            | 165          |
|                                      |                  | 2.5  | Air Con Supplier             | B1c / B1a                      | 75           |
|                                      |                  | 2.6  | Recycling                    | B8 / B1a                       | 110          |
|                                      |                  | 3.1  | Arctic Glass                 | B1c                            | 350          |
| 3                                    | 4.0              | 3.2  | Epic Printing                | B1c                            | 110          |
|                                      |                  | 3.3  | Portuguese Food              | B8                             | 110          |
|                                      |                  | 3.4  | Dental Technician            | B1c                            | 110          |
|                                      |                  | 4.1  | Freight                      | B8                             | 75           |
| 4                                    | 6.0              | 4.2  | Logistics                    | B8                             | 155          |
|                                      |                  | 4.3  | Nat Com Builder              | B8 / B1a                       | 120          |
|                                      |                  | 4.4  | Classic Car Repairs          | B1c                            | 210          |
|                                      |                  | 4.5  | Classic Car Repairs          | B1c                            | 210          |
|                                      |                  | 5    | Linton Lubricants            | B8 / B1a                       | 95           |
| Temporary Buildings to be demolished |                  |      | N/A                          | B1c / B8                       | 618          |
| Mobile Phone Mast                    |                  |      | N/A                          | Sui Generis                    | N/A          |
| Dwelling House                       |                  |      | N/A                          | C3                             | N/A          |
| Recreational Fishing                 |                  |      | N/A                          | Sui Generis / Business Angling | N/A          |
| <b>TOTAL</b>                         |                  |      |                              |                                | <b>3,243</b> |

## 2.5 EXISTING SITE PHOTOGRAPHIC STUDY



Main entrance to Barns Court from Turners Hill Road



Tall, thick planting and a generous landscape buffer screens the site from Turners Hill Road



Example of wood-clad small business workshops at Barns Court and ancillary gravelled parking



Recreational fishing ponds provide a community focus



Residential dwelling house (to be relocated and replaced)



Open area of parking and grassed areas

## 2.6 PHASE 1B SITE DESCRIPTION

The part of the site subject to this Phase 1b reserved matters application is currently a rectangular shaped area of grass-land extending to approximately 0.75-acres.

In the south-western corner is a telephone mast and ancillary structure on a concrete base of dimensions 13.8 x 6.8m. There is an access road that runs through this plot to the mast, east to west. The lease on the telephone mast has expired and the site is being vacated by the operator.

There is mature line of trees and hedges screening this site from its neighbours to the west, including a row of conifers. To the immediate south of this plot are the Barns Court fishing ponds, to the immediate north is the Barns Court HGV yard, and to the east is the Phase 2 development site.



Photo of Phase 1b site, looking west.



Photo of existing telephone mast and infrastructure and concrete base.

## DEVELOPMENT OVERVIEW

### 3.1 PROPOSAL

Phase 1b comprises

- Building M,
- ancillary Building N, and
- ancillary storage/ parking yard space.

Building N is to be situated on the site of the existing telephone mast aerial compound.



Above, in red line, we have outlined the area comprising the Phase 1b development plot.

## 3.2 KEY DESIGN PRINCIPLES

### Architectural Integrity and a sense of place

We are seeking, in line with MSDG Principle DG38, to establish a positive architectural approach and identity in the design of our new buildings that is born from the existing unique character and sense of place at Barnes Court.

The wood-clad facade and elevational treatments, roofscape, fenestration and materials used in the existing buildings have been the starting point for the consideration of architectural design of our new buildings.

### Character and appearance

We are seeking to re-interpretate key aspects of the form of the existing barns with modern requirements and solutions, and to keep the unique agricultural-look of Barnes Court and to respect its setting.

### Scale, Height & Massing

We are building 'human-scaled' terraces providing small workshops units of a size that will cater to the same small local businesses that are currently attracted to the site.

To provide adaptable, functional buildings that meet the needs of the eclectic and varied small businesses drawn to our sites.

### Landscaping within the Site

We are lucky to already benefit from mature oak trees, and the man-made ponds function as the site's centrepiece providing a natural community focus.

### Views into the Site

The site is currently enclosed and well screened by mature trees and hedging, with close to zero visibility in from Turners Hill Road.

### Contribute to Local Sustainable Transport Infrastructure

We are improving accessibility to the site for cyclists and pedestrians both into and within the site.

To future-proof the site, 100% of new parking spaces will be ready for electric charging.

### Active Frontages, screened parking areas

The spaces and the streets are well overlooked and defined by building frontages, resulting in an attractive and safe public realm.

Parking areas are gravelled and screened behind clusters of workshops and low hedging.

## DESIGN

### 4.1 CHARACTER & APPEARANCE

Character and appearance are matters to be determined in this application.

The existing workshops buildings at Barns Court are converted poultry barns.

They are principally white-painted breeze block at the lowest level, and clad in horizontally laid, black painted wood at higher levels.



The facade and elevational treatments, roofscape, fenestration and materials used in the existing buildings have been the starting point for the consideration of architectural design of our new buildings.

We are seeking to re-interpretate key aspects of the form of the existing barns with modern requirements and solutions.

### 4.2 FACING MATERIALS

Elevations for Phase 1b follow the same design principles as those approved at reserved matters for Buildings A-K in Phase1.

We have had particular regard to 6.3.18-23 in MSDG.

*6.3.18 Whilst architectural style varies within the District, a prevailing characteristic of most successful buildings is a simple, restrained palette of materials, detailing and architectural features integral to the design. If too many materials are used facades risk appearing untidy or overloaded; on the other hand, if a façade lacks a contrasting material there is a risk of it looking bland.*

We have therefore, like the existing, adopted a simple palette of two contrasting materials;

- black Kingspan cladding laid horizontally to the lower portion of the façade, and
- at first floor level this will be overlaid with unpainted, locally sourced, horizontally laid weatherboarding, from local sustainable sources.
- For Building N, and the rear elevation of building M, we are proposing utilising Green-Walls overlaid onto the Kingspan cladding.

*6.3.19 Facing materials (particularly secondary materials) should be fully integrated and consistently used on all sides of buildings and not limited to just the front elevation as this can undermine the building's integrity and appear to be a bolted-on facade.*

We will be generally using the same facing materials consistently on the front, sides, and rear, with the exception of the rear of Building M.

*6.3.20 Materials should reflect the character of the area and the style of architecture adopted. It is often desirable for a new building to blend into its surrounds by using complementary materials that are used*

*within the area and to ensure that the new building does not inappropriately draw the eye or undermine local distinctiveness.*

The choice of these two materials will complement the aesthetic of the existing former poultry barns that are clad in horizontally laid black painted weatherboarding.

*6.3.21 Good quality materials and fixings should normally be used. On traditional styled buildings and those in sensitive locations (including those that are intervisible from the surrounding countryside), natural materials including local clay tiles, weatherboarding, stock bricks and timber windows are appropriate and man-made alternative materials should be avoided particularly where they do not evoke the finish of natural materials.*

To further illustrate our vision, below is an example of a recently completed scheme in Hampshire, built by Turvey comprising 23 small business workshop units. We used unpainted, locally sourced horizontally laid weatherboarding, and local, reused, hand-made clay tiles, to create a unique rural aesthetic adjacent to a conservation area.



Photo of Granary Court, Hampshire, by Turvey PLC



Photo of Granary Court, Hampshire, by Turvey PLC

## 4.3 FENESTRATION

*We have had regard to 6.3.1-4 in MSDG.*

We have arranged the windows at first floor level so as to subdivide the façade, provide rhythm and elevational interest, and to create a human scaled building frontage.

Windows will be set back within the façade to cast shadows to add visual interest and a sense of structural depth.

Windows will be painted black.

#### 4.4 SCHEDULE OF MATERIALS

Sample materials were sent to Mid Sussex separately as part of the Phase 1 application, approved in February 2024.

We have adopted the same simple palette of two contrasting materials.

- black Kingspan cladding laid horizontally to the lower portion of the façade, and
- at first floor level this will be overlaid with unpainted, locally sourced weatherboarding laid horizontally.
- To improve the site's wildlife biodiversity we are utilising green roofs, and green walls for Building N and the rear elevation of Building M.

We are using a Kingspan QuadCore KS1000RW Wall Panel cladding with best-in-class levels of insulation (indeed we consider our buildings will be so well insulated that the units will not be fitted with central heating or cooling).



*"Kingspan Insulated Panels produced in the UK are certified to BES 6001 (Framework Standard for the Responsible Sourcing of Construction Products) 'Very Good'. QuadCore Insulated Panel systems have Environmental Product Declarations in accordance with the requirements of EN 15804:2012+A1:2013 for 100 mm thickness.*

*All Kingspan Insulated Panels manufacturing facilities across the UK and Ireland are powered by 100% Net Zero Energy. In addition, facilities located in Kingscourt, Holywell and Sherburn generate renewable energy on site, which contributes to that site's energy mix.*

*Kingspan Insulated Panels procure steel that is made from 15 – 25% recycled content. Kingspan Insulated Panels directly contribute to BREEAM® / LEED® credits."*

Source: Kingspan.com

Windows will be painted black.

Pedestrian and roller doors will be steel for security, and painted black.

## SCALE

### 5.1 MASSING

*We have had regard to 6.4 in MSDG. "The scale of new buildings should relate to their context."*

The existing buildings at Barns Court range in size from 95 to 770 sq m. The existing buildings are subdivided into smaller workshops that range from 75 to 225 sq m.

The approved Phase 1 proposal was for new terraces to comprise of 3-6 units each of 81.25 sq m (12.5m x 6.5m).

The Phase 1b terrace is of the same scale as that approved at reserved matters stage for Phase 1.

Table of Existing Massing:

| Terrace | No. of Units | Area (sq m) |
|---------|--------------|-------------|
| 1       | 2            | 400         |
| 2       | 6            | 680         |
| 3       | 4            | 680         |
| 4       | 5            | 770         |
| 5       | 1            | 95          |
| TOTAL   | 18           | 2,625       |

Table of Phase 1b Massing:

| Terrace | No. of Units | Area (Sq m) |
|---------|--------------|-------------|
| M       | 2            | 238         |
| N       | 1            | 60          |
| TOTAL   | 3            | 298         |

### 5.2 HEIGHT

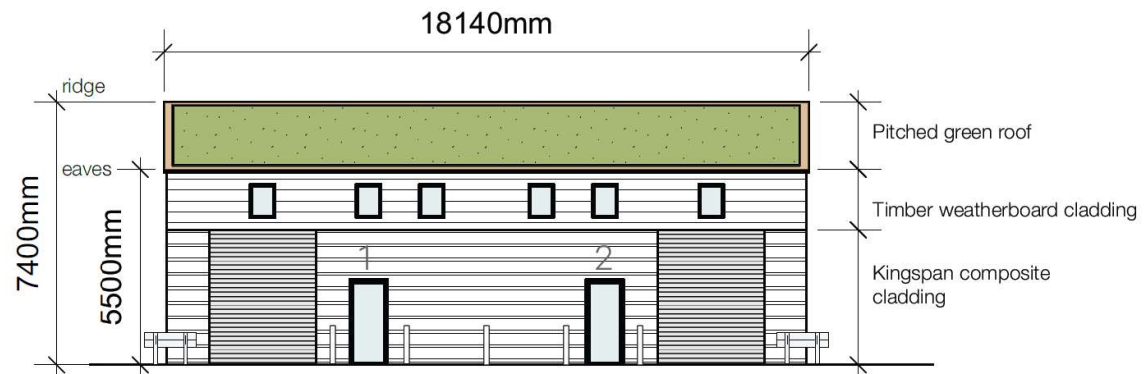
We will retain the character of the existing traditional building forms of the former agricultural buildings with regards to scale and massing, and we hope to build new workshops that will also suit the contemporary needs of the variety of small local businesses that will make a home here.

The existing barns have eaves as low as 1.5m and ridge heights of 3.5m to 6.0m, which are not suitable for modern occupiers of business space.

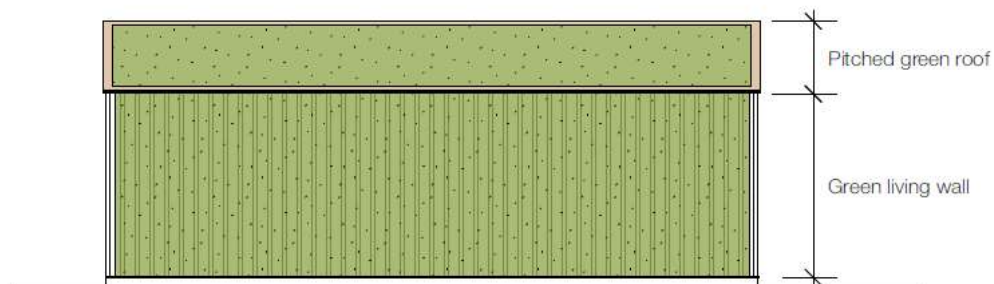


Existing Buildings at Barns Court have very low minimum eaves

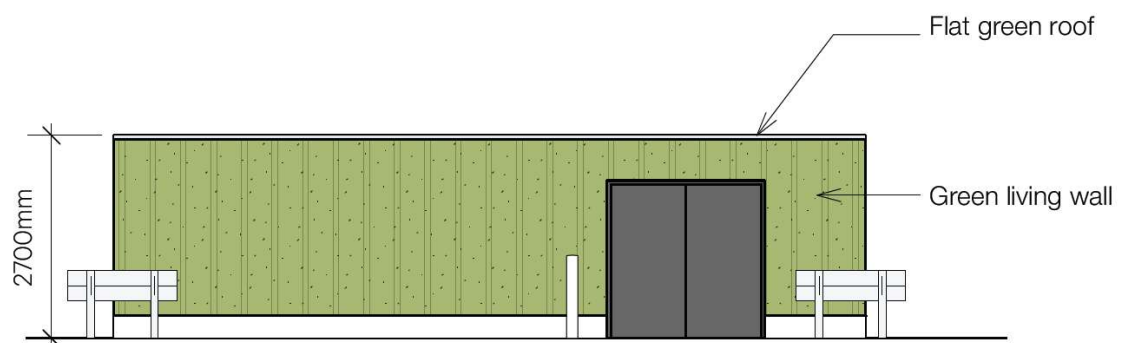
These elevations of Building M are the same as those approved for Buildings A-K in Phase 1:



Proposed Front Elevation of Building M



Proposed Rear Elevation of Building M



Proposed Front Elevation of Ancillary Building N

We are applying for permission to build Building M with eaves of 5.5m.

- An additional benefit of these measurements is that Kingspan cladding comes in sheets of 1.1m height (and of any length), and so building to eaves of 5.5m would result in a significant reduction in the need to do any cutting of material on-site, and close to zero off-cuts or building waste.
- The site is completely screened from the road and so there will be no impact on views into the site.
- We have taken measures proposed in the MSDG at 6.4 to further reduce the impact by articulating the first floor with a different, contrasting and complimentary façade treatment.

## LAYOUT

We have had regard to 6.5 and 7.2 in MSDG to deliver an attractive, clearly laid out employment area, sensitive to our surrounds.

### 6.1 ACTIVE FRONTAGES

*MSDG 6.5 recommends: "Development should be designed to ensure that streets and public spaces have good levels of natural surveillance."*

We have designed our buildings so that all main entrances face the street, so that all streets and public spaces have good natural surveillance from buildings.

We have designed our buildings so that corner units will have windows at first floor level to ensure there are no blank facades, and that façade treatments are consistent on all sides.

### 6.2 PARKING AREAS

*MSDG 7.2 recommends: "Parking and servicing softened/screened with vegetation and located at rear of buildings...Large areas of asphalt should be avoided."*

Existing parking areas, and new proposed parking areas, are to be screened with low hedging, or located at the rear of buildings where they have less impact on the public realm.

Gravel is used for surfacing the existing and new parking areas. Areas of asphalt and tarmac are avoided as they would not contribute positively to the aesthetic of Barns Court.



Existing parking areas are screened behind low hedging, and laid to gravel



Service yards and parking are located at the rear of buildings, with reference to the rural vernacular of farmstead courtyards, and laid to gravel

### 6.3 OPEN SPACES

*MSDG 7.2 recommends: "Open spaces and key landscape features should be located centrally where they can form a focus for the site and designed to provide amenity for employees;*

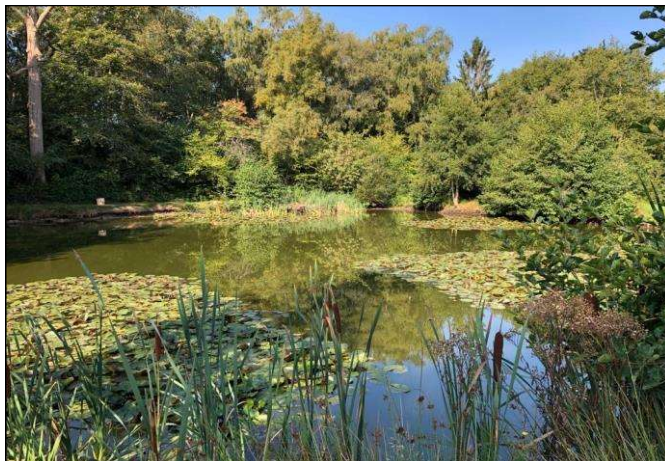
We are lucky to have attractive landscaped ponds and mature oak trees located centrally and we are using these as centrepieces that provide a community focus.

We are retaining the character of the estate by targeting a low overall 15% site density, which compares to the typical 40-50% density of most modern industrial and logistics developments.

We have maintained a generous landscaped and planted buffer between the site and Turners Hill Road.

### 6.4 PONDS

Currently there are five man-made plastic lined ponds.



Recreational fishing ponds



Photo of Pond 4, typically completely dry July to October. Approval to fill in this pond was made in the earlier RM for Phase 1.

To improve the biodiversity habitats, in the approved reserved matters application for Phase 1 we proposed filling in one of the two shallow drying ponds, and digging the other 0.5m deeper. This will result in the remaining pond being able to retain water year-round, and better supporting aquatic habitats.

A Bird Hazard Management Plan has been approved.

## 6.5 ORIENTATION

*MSDG 6.2 recommends: "Orientation and design of buildings and roofs [should] maximise daylight / sunlight penetration and solar gain, whilst also avoiding overheating."*

We have carefully considered the orientation of the terraces, in order that the majority (D, E, F, G, H, I, and K) have roof pitches that face south or south-west, so that occupiers can instal solar panels.

## 6.6 BOUNDARY TREATMENTS

The wider Barns Court site has a mature tree and hedging boundary, as described in the Phase 1 and Phase 1b Topographical and Tree Surveys by David Archer Associates.

We will use a mix of low hedging, and chestnut post and rail fencing, both characteristic features in rural parts of the District, to define boundaries between public and private realms.

## 6.7 EXISTING AND PROPOSED TREES

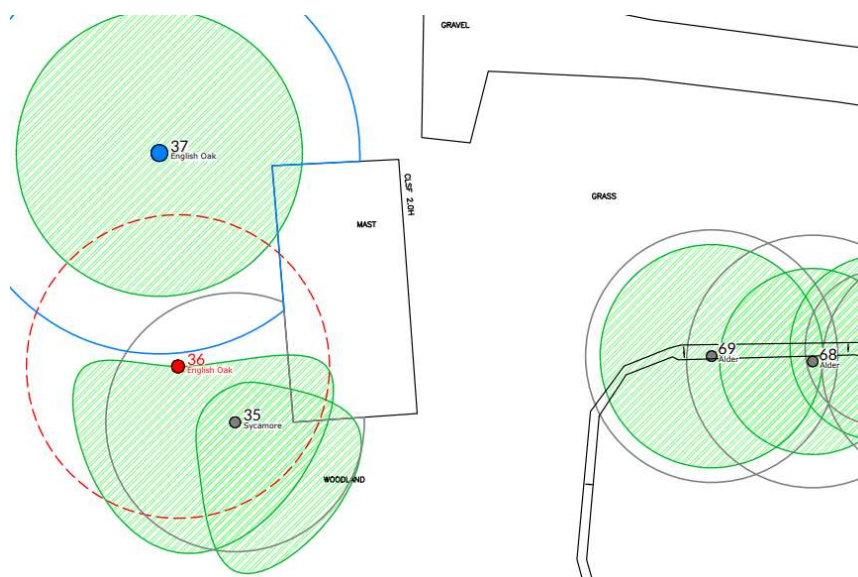
The species, number and spacing of existing trees and shrubs within and on the boundary of Phase 1b are detailed in the Topographical and Tree Survey prepared by David Archer Associates.

The proposed species, number and spacing of new trees are detailed on the Landscape Plan.

### Boundary Trees

The wider site currently benefits from a mature woodland boundary, which acts to screen the site from Turners Hill Road and our neighbours. Several boundary trees have Tree Preservation Orders.

We are retaining all trees, shrubs, and hedging along Phase 1b plot's boundaries, with the exception of Tree 36 identified in David Archer Associate's Tree Survey as being 'structurally unsound' and it has been advised that this tree is removed.



'Structurally Unsound' Tree 36 will be removed.

### Trees within the Plot

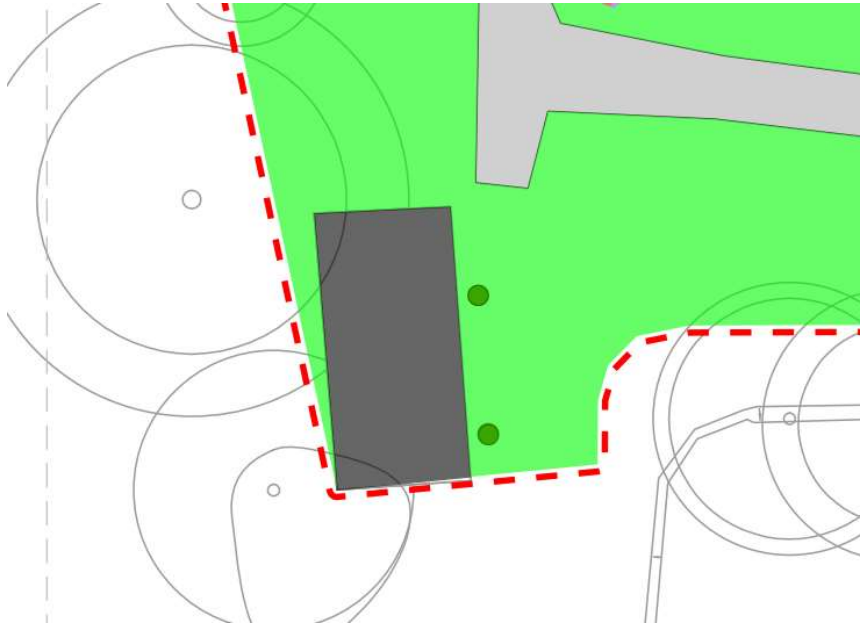
There are currently no trees within the proposed area of this part of the development which forms a broadly rectangular plot laid to grass.

There are two existing boundary trees; a Sycamore T35 (Category C) and an English Oak T37 (Category B) which have Root Protection Areas and Canopies that overlap the existing telephone mast compound. This mast compound base is being replaced by Building N, on a smaller base. These trees are being retained and works in their vicinity will be supervised by David Archer Associates in line with the Construction Management Plan.



Trees 35 and 37 have root protection areas and canopies over and under the existing telecommunications compound.

Two small trees abutting the concrete hardstanding, shown below, were removed in 2023.



Two small trees abutting the existing telecommunications compound were removed in 2023.

#### Proposed New Trees

Proposed new tree species and spacing are as indicated on the accompanying Landscape Plan.

## SUMMARY

### 7.1 SUMMARY

- The layout of employment areas has been designed with a landscape led approach that links to natural assets, creates open spaces for workers and minimises the impact of car parking and servicing.
- The landscape and visual impact of the buildings and parking areas have been well considered and planting proposed to mitigate any visual impact.
- The new buildings respond positively to the character and architectural traditions of the district and the existing workshops in terms of scale, mass, form, materials and detailing.
- The facades are articulated to create a more human scale with entrances generous and welcoming
- Reception areas and office space positively contribute to the surveillance of entrance areas and forecourts.
- Signage is in proportion with the scale of building and appropriate to the streetscape.
- Consideration been given to long term sustainability including the use of renewable energy through the provision of EV charging points and PV panels on well orientated roofs.

### 7.2 HIGH QUALITY DESIGN CHECKLIST

#### Response to Character

Our proposals demonstrate a response to the character of the area, in terms of massing, layout, and design with a contemporary reinterpretation of the existing converted poultry barns at Barns Court.

#### Response to Constraints and Opportunities

We have taken an opportunity to intensify a local industrial estate that plays an important part of the local economy, and to make improvements to the street and pedestrian environments.

#### DG37: Sustainable Buildings

Our buildings have been carefully laid out with regard to orientation to maximise daylight penetration, and to provide opportunities for the installation of solar panels.

We are incorporating best-in class insulation, and renewable, locally sourced timber cladding.

All new parking will be set up ready for electric vehicle charging.

#### DG38: Respond to Context

The new terraces adopt a simple form, being contemporary interpretations of the existing barns, and the facing materials consist of a simple palette of two contrasting materials.

The choice of window design is appropriate to the scale and form of the buildings, subdividing the façade, adding visual interest, and creating human scaled building frontages.

The terraces are small in scale and in keeping with the existing buildings.

The palette of materials and detailing proposed, with black Kingspan cladding laid horizontally and unpainted horizontally laid weatherboarding is of a high quality and reflective of the character of the area. These two materials will complement the aesthetic of the existing former poultry barns that are clad in horizontally laid black painted weatherboarding.

#### DG39: Scale and Height

Our design is of the same scale of the existing workshops and so positively contributes to their character.

Our proposal asks for new units to have head heights that suit the modern needs of occupiers where the existing low eaves of the former poultry barns are inappropriate for modern commercial requirements.

#### DG40: Active Frontages

All streets and public spaces have good natural surveillance with the layout designed to maximise Active Frontages.

All units have roller shutter doors facing the commercial streets.

The proposal has windows on gable ends that front a public realm ensuring that corner buildings provide frontage to both streets.

All unit entrances open directly onto and are easily visible from the public realm in a legible and welcoming way.

Public and private space is clearly defined, with a mix of low hedging, and chestnut post and rail fencing, both characteristic features in rural parts of the District.

#### DG41: Sloping Sites

The site is generally level.

#### DG42: Utility Meters / External Pipes

Utility meters are located conveniently, regularly, and unobtrusively between the pedestrian and roller shutter doors of each unit.

External service pipes and other apparatus are grouped together and discretely located on elevations so that they are not prominent.

### 7.3 BUSINESS PARKS / EMPLOYMENT AREA CHECKLIST

#### DG43: Layout of Employment Areas

Our layout has been landscape-led; as we are lucky to benefit from mature oak trees, and we have used the ponds as the centrepiece, providing a natural community focus and attractive open spaces for workers.

Parking areas are gravelled and screened behind clusters of workshops and/or low hedging.

The landscape and visual impact of the buildings have been considered, the site is currently enclosed and well screened by mature trees and hedging, with close to zero visibility in from Turners Hill Road. New planting is proposed around new parking areas and between new terraces.

#### DG44: Commercial Buildings

The terraces are small in scale and in keeping with the existing buildings.

The new terraces adopt a simple form, being contemporary interpretations of the existing converted poultry barns.

Our proposal asks for new units to have head heights that suit the modern needs of occupiers where the existing low eaves of the former poultry barns are inappropriate for modern commercial requirements.

The palette of materials and detailing proposed, with black Kingspan cladding laid horizontally and unpainted horizontally laid weatherboarding is of a high quality and reflective of the character of the area. These two materials will complement the aesthetic of the existing former poultry barns that are clad in horizontally laid black painted weatherboarding.

The ground floor of commercial buildings is articulated with contrasting facing materials to create a more human scale with entrances that are generous and welcoming.

Reception areas and office space directly face the street and so positively contribute to the surveillance of entrance areas and forecourts.

Signage on commercial buildings is in proportion with the scale of building and appropriate to the streetscape.

Consideration has been given to long term sustainability including the use of renewable energy: Our buildings have been carefully laid out with regard to orientation to maximise daylight penetration, and to provide opportunities for solar panels. We are incorporating best-in class insulation, and renewable, locally sourced timber cladding. All new parking will be set up ready for electric vehicle charging.