



TWINEHAM COURT FARM | BOB LANE | WEST SUSSEX

Design & Access Statement

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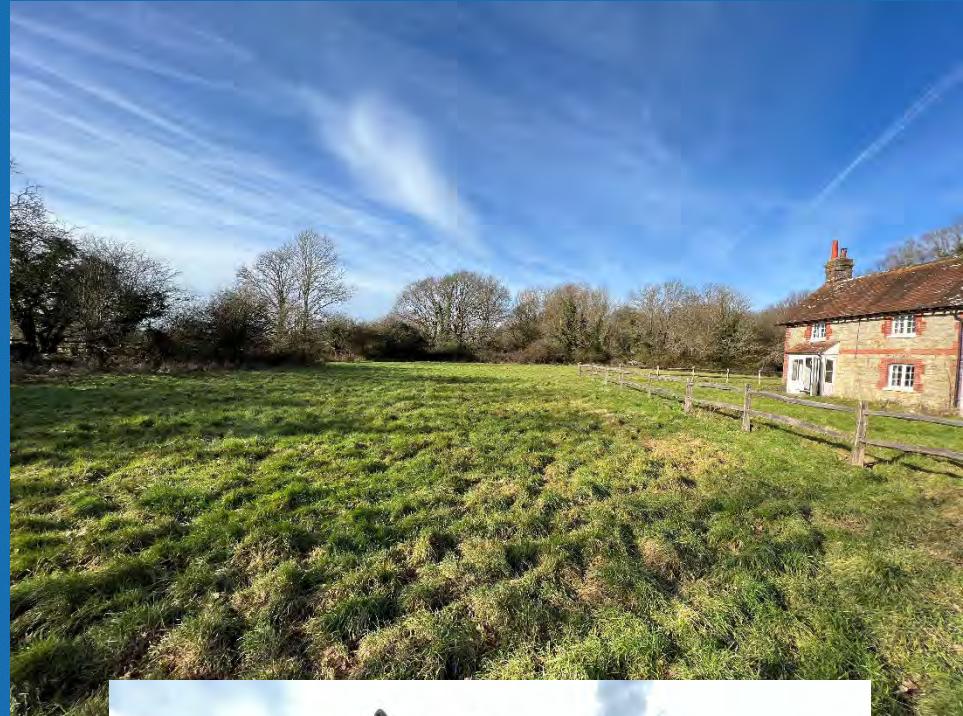
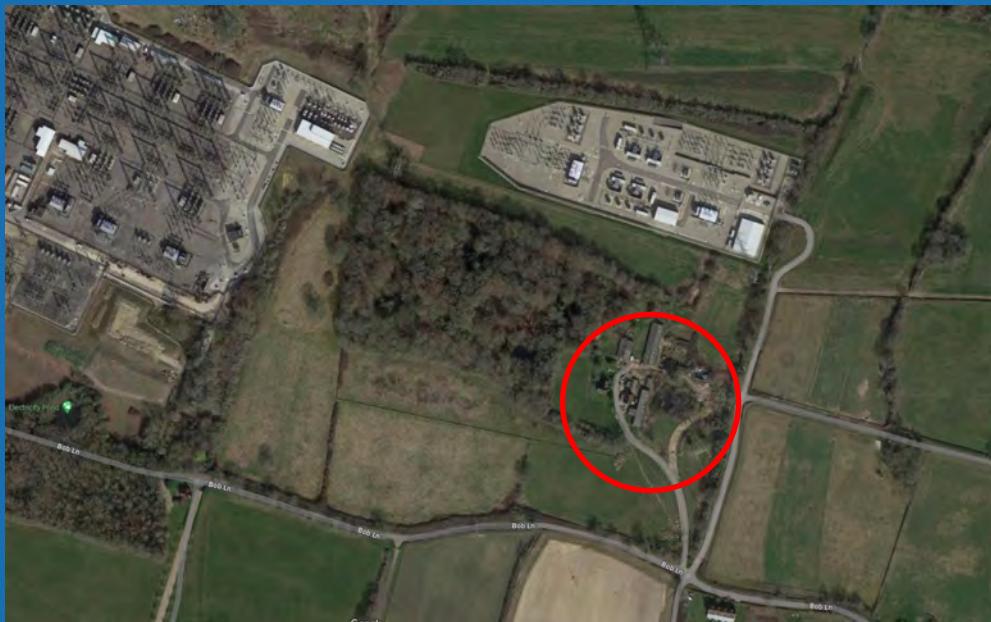
1.0 INTRODUCTION

This Design and Access Statement is prepared in line with Government Guidance on Changes to the Development Control System (DCLG Circular 01/2006) which requires such statements to be provided with most planning applications. It has also been informed by Commission for Architecture and the Built Environment (CABE) Guidance on Design and Access Statements.

The site is situated on the north side of Bob Lane and to the east of Wineham Lane as it extends between Wineham to the south and the A272 (the Cowfold Road), to the north. There is a Grade II Listed farmhouse and annex, with a large number of disused and dilapidated agricultural buildings. The National Grid power station and Rampion Wind Farm power station also adjoin the site.

G3 Architecture were approached to assess the client's requirements and formulate initial interpretations and alternatives for changing the use to an events venue. This involved master planning, layout design, elevation, bulk, massing and onsite parking. With this in mind there is an opportunity to maximise this brownfield site, whilst also helping to reduce the number of dilapidated buildings that cause visual harm to the surroundings of the Listed Buildings.

GoogleEarth View



Grade II Listed Farmhouse



Pylons & Rampion Wind Farm Site



Pylon within Twineham Court Farm Site



Twineham Court Farm



Google Earth View

2.0 DESIGN PROCESS

2.1 ASSESSMENT

1. Physical Context

LOCATION AND BACKGROUND ; SITE AND SURROUNDINGS

The site is situated on the north side of Bob Lane to the east of Wineham Lane as it extends between Wineham to the south and the A272 (the Cowfold Road), to the north. The main farmhouse and annex building is accessed via a long track/drive leading up to the east side of the building and its gardens, through the forestall or working yard of the former farmyard.

The majority of the defunct farm buildings are situated to the east of the track and yard.

There is a large National Grid site to the West and the Rampion Wind Farm site to the north.

There are a number of large pylons visible both on the Twineham Court Farm site and adjoining sites.

EXISTING BUILT FORM

The farmhouse is Grade II Listed (11th May 1983) and is described as being 17th Century or earlier. The farmhouse is L-plan shaped, due to two phases of construction. The farmhouse is a mixture of stone, painted brickwork, render and exposed timber frame. The roof is handmade plain clay tile. White timber casement fenestration.

The annex building to the east of the farm track/drive is a historic building and is a Curtilage Listed Building, . The annex building is face brickwork, there is a rendered panel to the east (for cattle no doubt, where they would brush up against the building from the courtyard), with timber frame to the gables, clad in waney timber edge boards. There is a 'S' structural wall tie to the western wall. The roof is handmade plain clay tiles. Unpainted timber casement fenestration.

There are a number of dilapidated and disused former agricultural buildings.

The boundaries are a mixture of horse chestnut cleft post and rail fence and timber posts with wire mesh fencing. There is a mature hedge way to the south and east boundaries, with trees and bushes.



Grade II Listed Farmhouse





Grade II Curtilage Listed Building



Dilapidated, disused and redundant agricultural barns & outbuildings



2. Social and Economic Context + Land Use and Amount

3. Relevant Planning Policies

Mid Sussex District Plan, the National Planning Policy Framework (NPPF) and the Twineham Neighbourhood Plan, this proposal has considered and met the following planning policies:

Mid Sussex District Plan

DP1 – Sustainable Economic Development

DP12 - Protection of Countryside

DP14 - Sustainable rural development and the rural economy

DP21 - Transport

DP26 - Design and Character

DP29 - Noise, Air and Light Pollution

DP34 - Listed Buildings and Other Heritage Assets

DP38 – Biodiversity

Draft Mid Sussex District Plan (2021-2039 (Regulation 19) (December 2023)

Draft Policies DPC1, DPE1 and DPE8.

Twineham Neighbourhood Plan

TNP2 – Design

TNP3 Employment and the Local Economy

TNP4 - Landscape and Environment

National Planning Policy (December 2023)

National Planning Policy Framework

Paragraphs of pertinence are: 8, 11, 39, 48, 85, 88, 89, 96, 97, 115, 116, 135, 162, 180, 200.

The main consideration for this proposal was to ensure the proposed design and layout would not cause a negative impact upon the character and appearance of the countryside and the setting of the Listed farmhouse.

The proposal has also considered carefully the impact on transport and residential amenity.

- As a summary:
- New small scale economic development in the countryside (including tourism) is supported.
- Removing the dilapidated buildings and replacing with modern and sustainable barns, is considered to enhance the setting and Listed buildings.
- The proposal will support future sustainable growth.
- Utilises the use of this Brownfield Site.
- Diversification of activities on existing farm sites is supported, as long as the buildings are of a scale which is consistent to the location of the farm holding and would not prejudice the agricultural use.
- Developments offering employment in Twineham will be supported where it respects and enhances the local character of the built, natural, and historic environment of the parish, safeguards the amenities of adjoining properties and uses, does not create a severe impact on the local rural highway network, is not liable to flooding nor increases flooding elsewhere, and should not result in coalescence of existing settlements.
- Development will be permitted in the countryside, provided it maintains or where possible enhances the quality of the rural and landscape character of the District.
- Character and design to be of high quality and include landscaping and greenspace, contributing positively and have regard to character and scale of surrounding buildings and landscape.
- Respects local landscape quality ensuring that views and vistas are maintained wherever possible.
- Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and sources of renewable energy.
- All development schemes submitted must be accompanied by a landscaping scheme which aims to retain amenity and historic trees and hedges. New tree and hedge planting of native species will be encouraged throughout Twineham Parish.
- All development should be of good design consisting of the best practice standards for well-designed new homes and neighbourhoods in force at the time, contemporary and innovative design is encouraged where appropriate
- Include energy and water efficiency measures.
- Use quality materials, these should be sustainably and locally sourced where feasible.
- Apply space standards taking into account the user, circulation space and the need for storage
- Contribute positively to the local character and rural setting
- Recognise that architectural integrity is of paramount importance and respond in a coherent way
- Not be dominated by parking and hard surfacing
- Utilise appropriate landscaping

It is considered that the proposed event venue scheme has met the above listed planning policies as part of its design process.

2.2 PLANNING HISTORY

Following a pre-application advice submission in 2022, useful comments were received from both the planning officer (Ms. Rachel Richardson) and the conservation officer (Ms. Emily Wade).

The pre-application submission is somewhat different and larger than the final submission, this is mainly due to the comments received at the pre-application advice stage.

The pre-application scheme sought to construct a wedding venue in a 'U' shape barn immediately adjacent to the pond (east of the annex building), visitor parking was shown to the south of the wedding venue, retain one existing barn north of the farmhouse, construction of a a reception office was proposed where the existing access drive splits and a large light industrial unit was proposed to the most northern field.

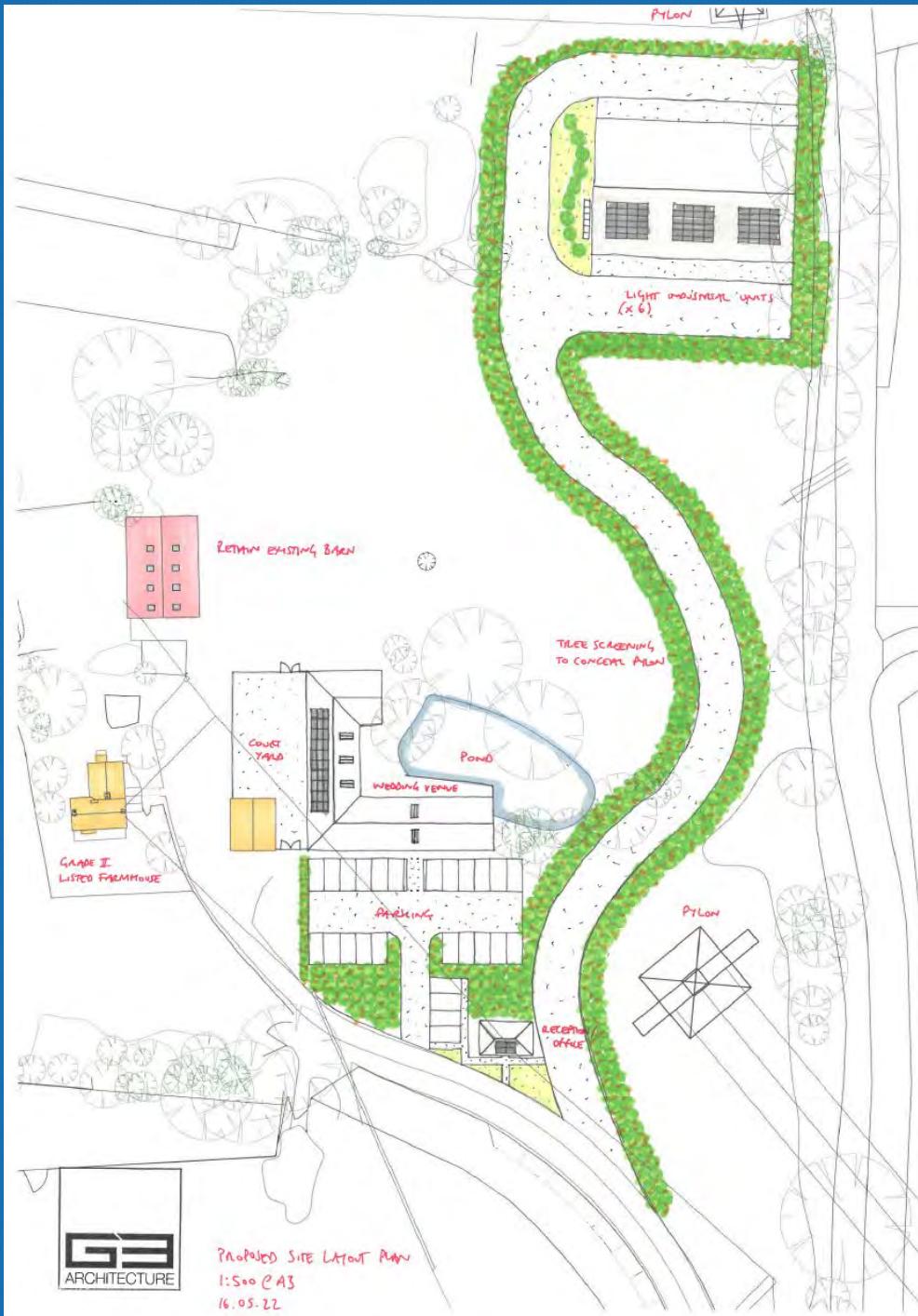
The key comment from both the planning officer and conservation officer at the pre-application stage, was that the proposed design and layout should not cause a negative impact upon the character and appearance of the countryside and the setting of the Listed farmhouse. The conservation officer also sought for the design to reflect the layout of the historic farmstead, something the pre-application sketches did not reflect.

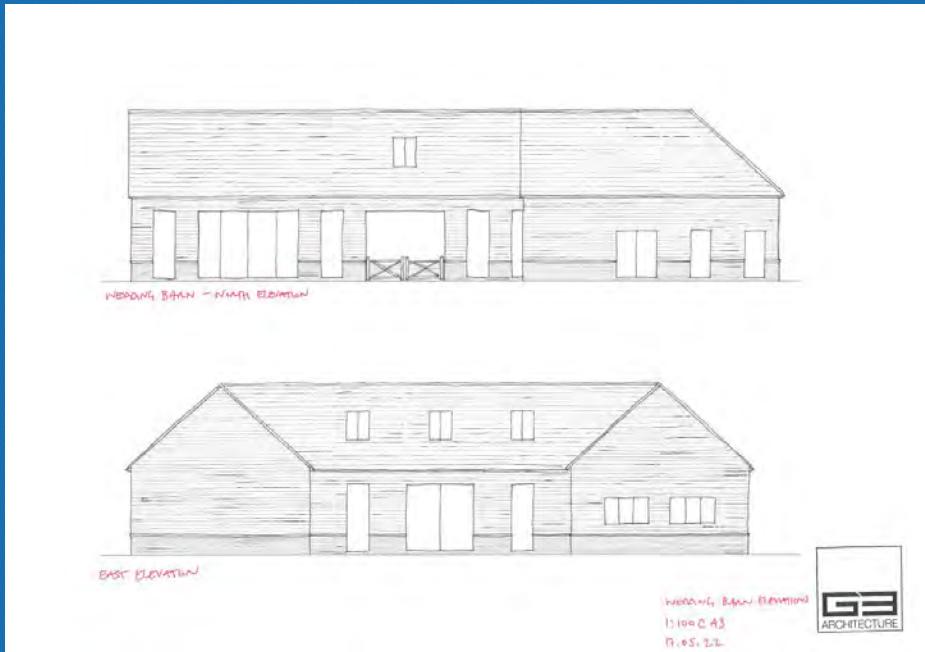
The conservation officer recognised '*there is also a range of more recent outbuildings also of an agricultural nature within the farmstead, which are of a poor quality of construction and semi-derelict in many cases*'. We agree that these agricultural buildings are of low value and poor design.

The conservation officer stated '*I would not necessarily object to the principle of the use of the site for this purpose, provided that any formal application included a convincing proposal for the ongoing beneficial use of the farmhouse as part of the venue which did not involve harmful alterations to the building. Nor do I consider that the principle of the demolition and replacement of the majority of the existing modern farm buildings on the site is contentious- although these buildings do possess an agricultural character they are not of any special interest and in a poor state of repair*'.

There were a number of concerns raised by the conservation officer for the wedding venue and reception office:

- *I would suggest that any redevelopment of the site should be informed by an understanding of the historical development of the farmstead and its spatial relationship with the farmhouse, factors which will contribute positively to the special interest of the listed and curtilage listed buildings. Based on the limited map regression exercise discussed above it would appear that the buildings within the farmstead have historically, as today, been clustered around a farmyard located to the east of the farmhouse. The buildings are likely to have in the main opened onto the yard, lending the farmstead an inward looking nature.*
- *The currently proposed U shaped building turns its back on the historic farmyard, creating a second courtyard space to the west, adjacent to the pond. It would be preferable for any new development to reinforce, rather than dilute, the focus of the farmstead around the area to the east of the farmhouse.*
- *The placement of the proposed new reception/office building to the south of the wedding 'barn' and outside of the historic farmstead also dilutes the appreciation of its historic form.*
- *In my opinion the footprint and layout of the development as shown requires reconsideration.*
- *The scale of the building is excessive, both in footprint and height, in relation to the modestly sized farmhouse. As a result it is likely to appear unduly visually prominent within the farmhouse's setting.*
- *The design of the building, as shown in the sketch elevations, is not sympathetic to the context. Although the building attempts a 'barn' typology, the U shaped form does not reflect this, and the elevational treatment, including in particular the number and form of the windows, does not have an 'agricultural' character. The inclusion of a large number of solar PV panels to the western roofslope, facing towards the farmhouse, would also detract from the appearance of the 'barn' in views from the listed building. Similar considerations would apply to the reception/office.*
- *The associated parking area is quite extensive and if located in the position shown would have a significant impact on views looking towards the farmstead from the south, including the currently rural character of the approach to it along the entrance driveway. I note that some planted screening is proposed but this may prove ephemeral, and should not be regarded as an alternative to a well planned development. The parking should instead be kept to a minimum in area and resited in a less prominent position, ideally making use of existing hardstanding rather than impacting on currently verdant parts of the listed building's setting.*





2.2 PLANNING HISTORY

There were a number of similar concerns raised by the conservation officer for the light industrial units:

- *The proposed light industrial units are shown occupying part of an existing field to the north east of the farmstead. The 6 units are contained within a single large building described as a 'barn'. A new access to reach the building is proposed running north from the existing entrance track to the east of the farmstead, and a parking/turning area around the building.*
- *The site of the proposed new 'barn' is currently an open field. Although this is adjacent to the existing power substation it does retain a verdant and rural character which contributes positively to the setting of the farmstead, and provides a buffer between it and the substation. The character of this space also affects the context within which the farmstead is appreciated in glimpsed views from the adjacent PROW.*
- *In my opinion, the principle of new development in this location is likely to be considered contentious in terms of the adverse impact on the surviving rural setting of the listed building and historic farmstead. In this case, the impact would be exacerbated by the scale and form of the proposed new building, which has an industrial appearance, as well as the extensive area of associated hardstanding.*
- *The proposed new access track to the east of the farmstead will also adversely affect the setting of the heritage assets, including views from the adjacent PROW, and the character of the existing approach to the farmstead along the entrance driveway.*
- *Any formal application would be assessed against the requirements of District Plan Policy DP34 as well as the relevant paragraphs of the NPPF. As is shown at present, for the reasons given above, I would consider that the proposal would be harmful to the setting of the listed building, and hence to its special interest and the manner in which this is appreciated. This would be contrary to the requirements of DP34. In terms of the NPPF I would consider the harm caused to be less than substantial, at the mid-high end of that scale, such that paragraph 202 will apply.*

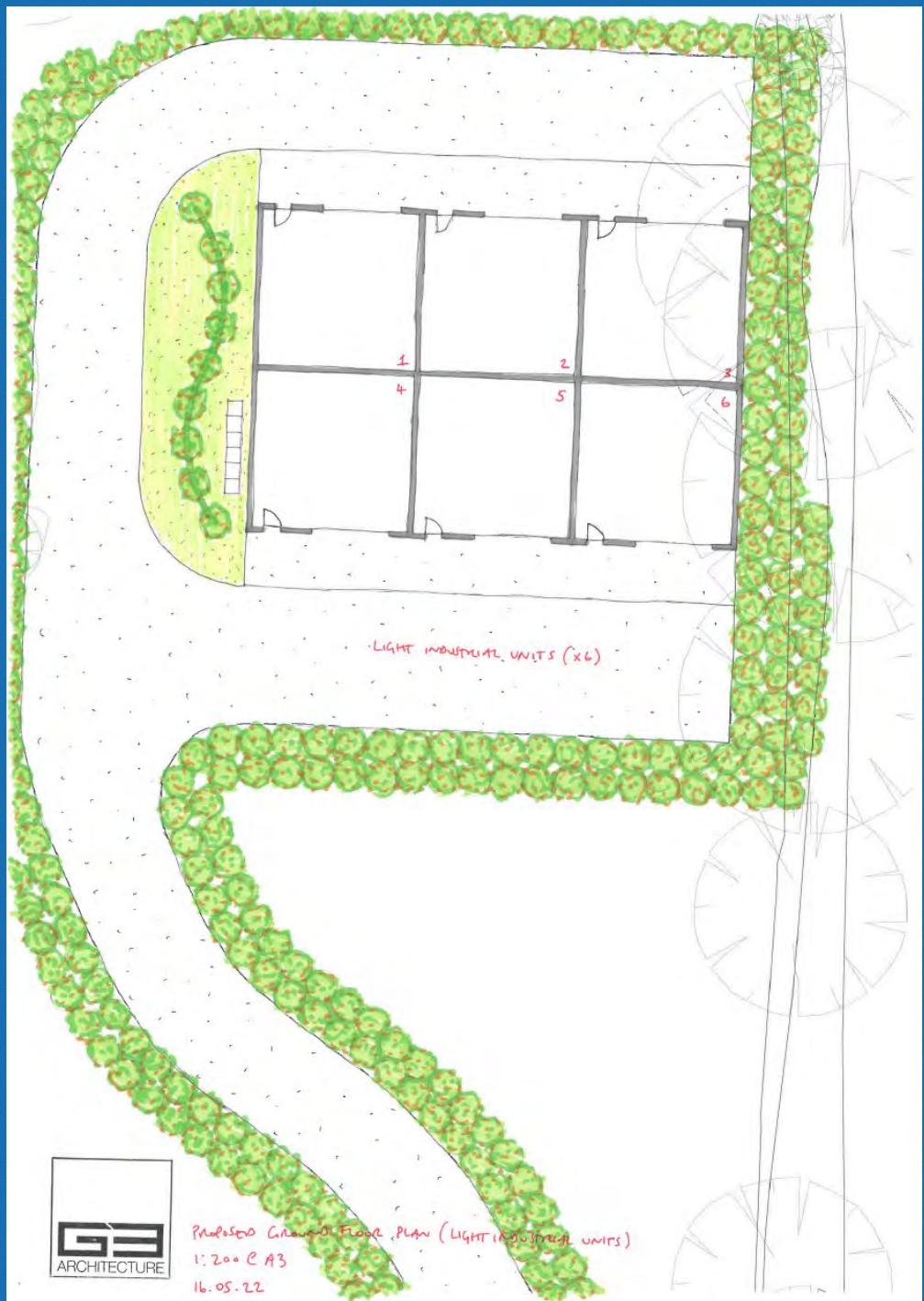
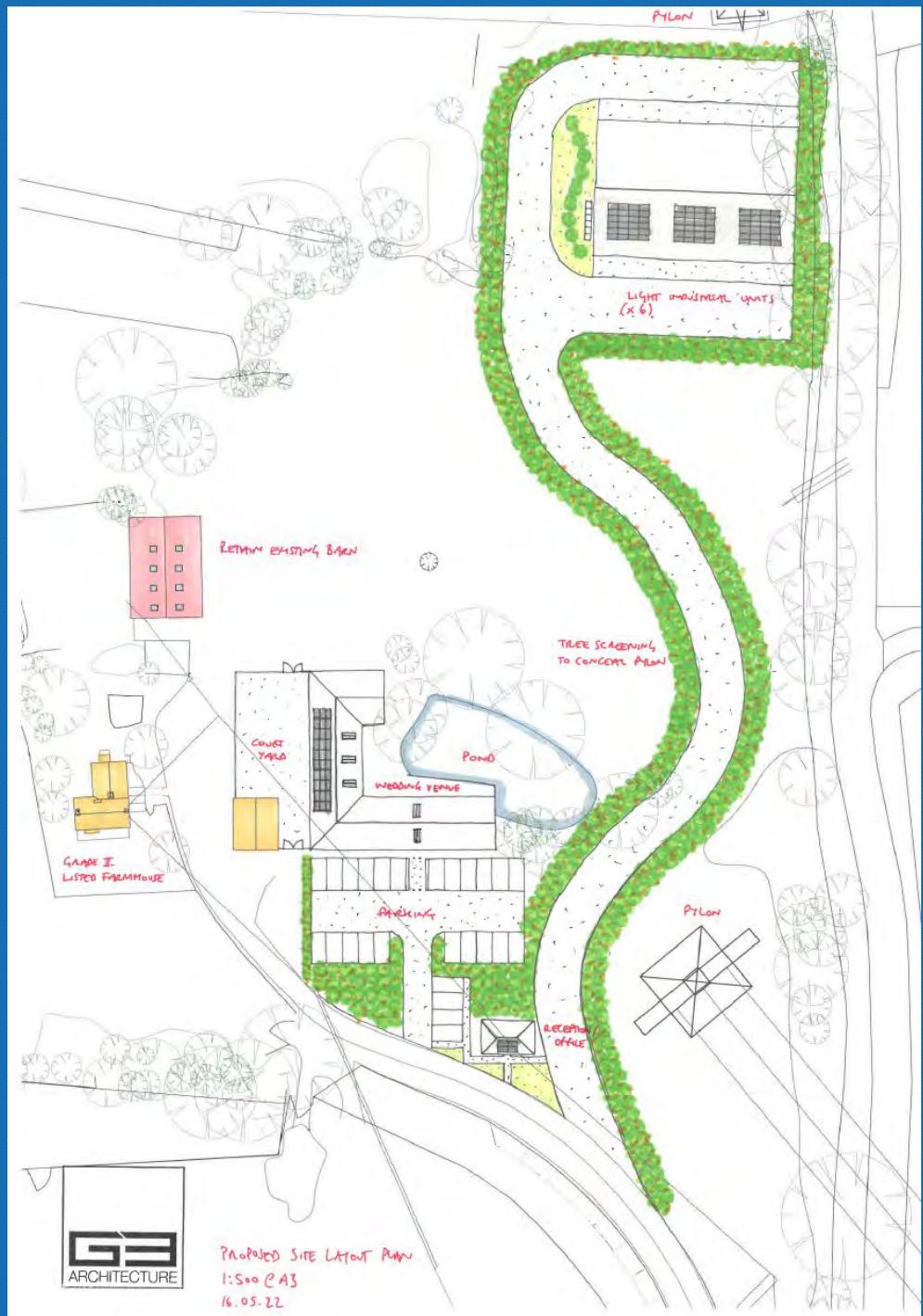
The pre-application advise comments were all considered valid by the design team and these comments formed the basis of the redesign for the formal planning application.

Planning Applications:

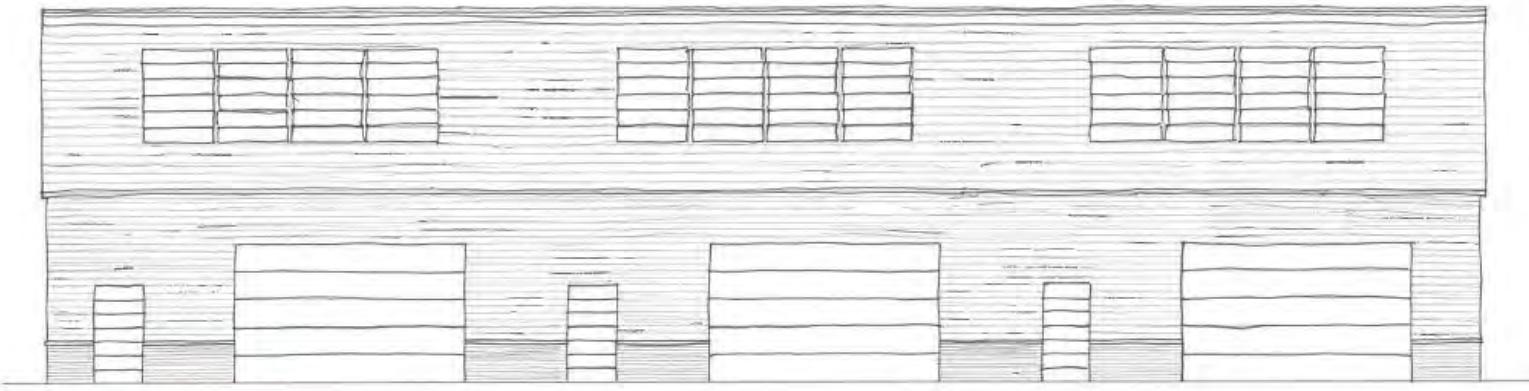
DM/21/3108 Alterations to main dwelling: Internal repairs, replacement of windows and guttering and the removal of front porch on Eastern elevation, concrete block bunker on Northern elevation, installation of CCTV, erection of boundary fence and installation of septic tank.

DM/23/2385 Conversion of curtilage listed building to residential annexe to be used for purposes ancillary to the listed farmhouse. External alterations to the listed farmhouse including post and rail fence, refurbishment and replacement of existing windows, removal of existing porch, replacement guttering, roof repairs, painting external alterations, insertion of glazed screen to bread oven, provision of patio area adjacent southern elevation, extension to path to eastern elevation and installation of new boiler flue (part retrospective). Installation of below ground LPG tank, private foul water package treatment plant, and drainage mound. Amended drawings to incorporate barn doors on southern elevation of annex received on 20.11.2023.

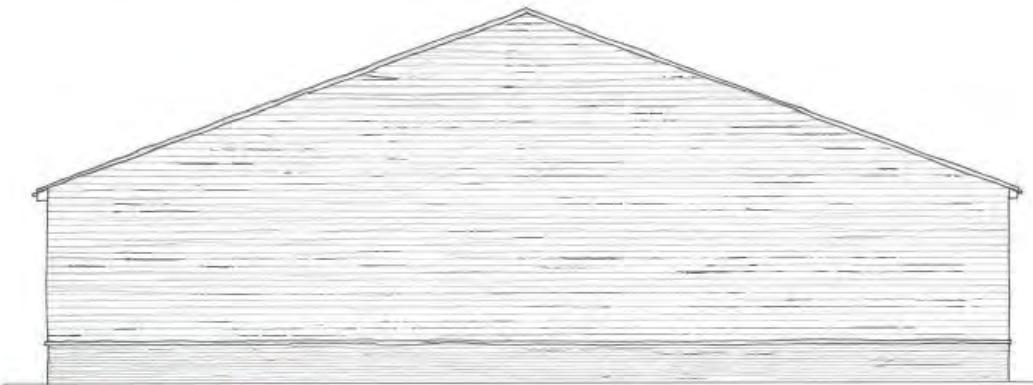
DM/23/2386 Conversion of curtilage listed building to residential annexe to be used for purposes ancillary to the listed farmhouse External alterations to the listed farmhouse including post and rail fence, refurbishment and replacement of existing windows, removal of existing porch, replacement guttering, roof repairs, painting external alterations, insertion of glazed screen to bread over, provision of patio area adjacent southern elevation, extension to path to eastern elevation and installation of new boiler flue (part retrospective). Installation of below ground LPG tank, private foul water package treatment plant, and drainage mound. Amended drawings to incorporate barn doors on southern elevation of annex received on 20.11.2023



Pre-Application Advice Sketches



LIGHT INDUSTRIAL BARN
NORTH/SOUTH ELEVATION



EAST/WEST ELEVATION

LIGHT INDUSTRIAL BARN
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17.05.22



2.3 INVOLVEMENT + 2.4 EVALUATION

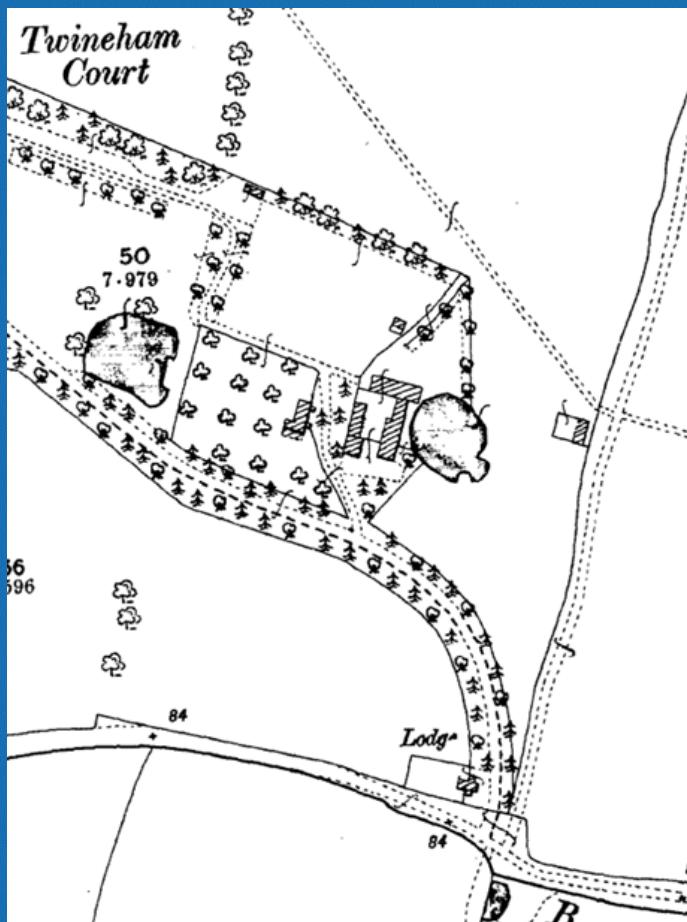
Following the important points raised by the conservation officer (Ms. Emily Wade), further research and consideration was made in order to understand the layout of the original farmstead at Twineham Court Farm (previously known as Riddens Farm).

The farmhouse is seen in the Tithe map of 1842 (refer to HB Archaeology & Conservation accompanying report).

The 1898 map (see below) shows the farmhouse had been extended and the farmstead formed to the east. Further agricultural buildings are visible in the 1911, 1938 and 1956 historic maps, as the farm expanded over the years.

The 1898 map was used to form the basis of the proposed layout, forming this planning application as it was felt the right scale and location of buildings.

This revised layout forms the traditional inward facing courtyard, as noted in the Conservation officer's comments and matching the historic farmstead layout.



Twineham Court Farm – Historical Map (1898)



Proposed Site Layout Plan

The existing site has a large number of dilapidated agricultural barns and outbuildings, this proposal seeks to demolish these buildings (most are contaminated with asbestos) and reduce the overall footprint of the site by 587m². This reduction is considered a sensible approach as the replacement barns will better suit the location and Listed Buildings.

EXISTING GROSS INTERNAL AREAS:

ANCILLARY ACCOMMODATION = 174m²

BARN 1 = 166m²

BARN 2 = 354m²

BARN 3 = 126m²

BARN 4 = 75m²

BARN 5 = 239m²

DILAPIDATED OUTBUILDING = 75m²

GARAGE 1 = 11m²

GARAGE 2 = 15m²

NISSEN HUT 1 = 68m²

NISSEN HUT 2 = 44m²

TOTAL = 1347m²



Existing Site Layout Plan

PROPOSED GROSS INTERNAL AREAS:

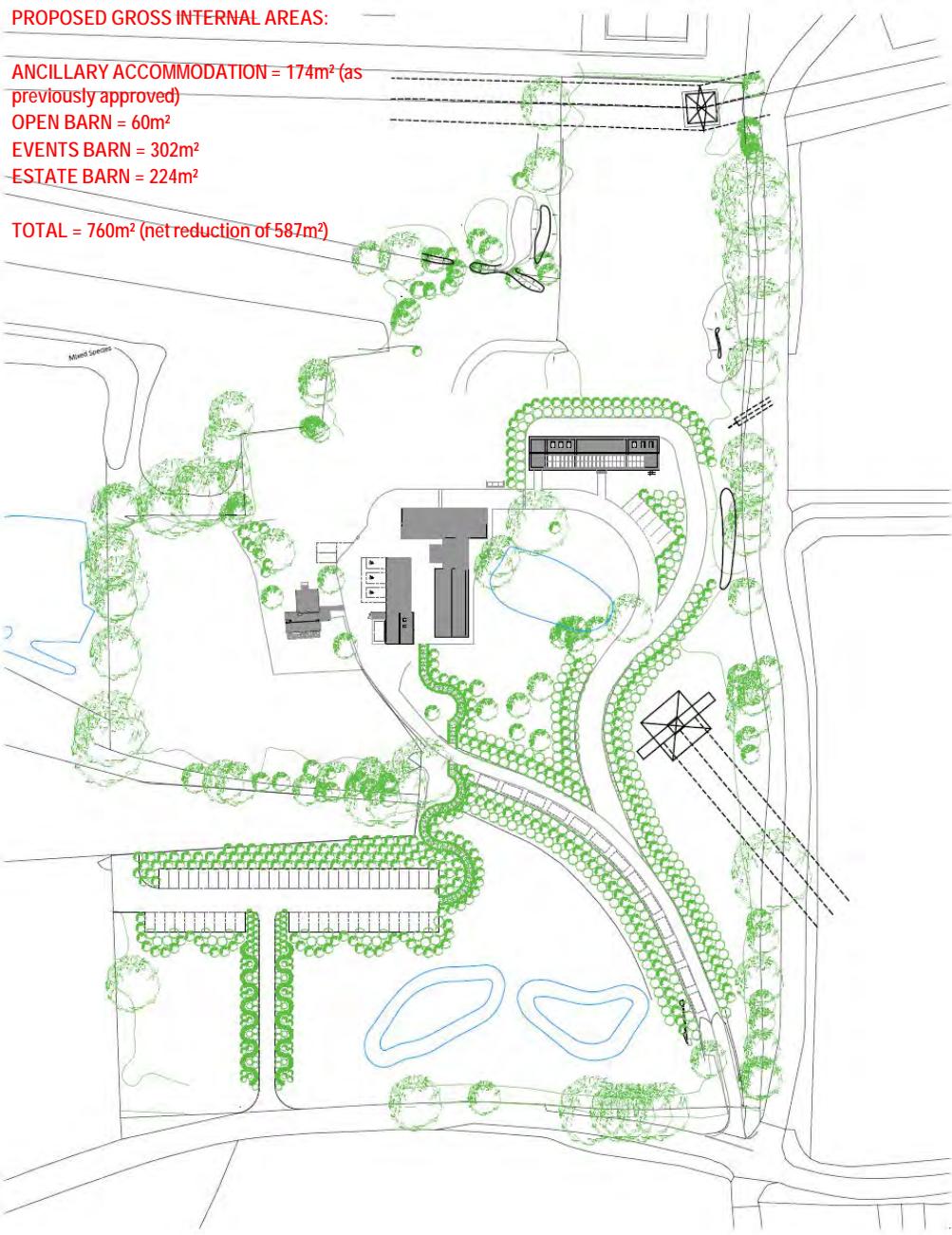
ANCILLARY ACCOMMODATION = 174m² (as previously approved)

OPEN BARN = 60m²

EVENTS BARN = 302m²

ESTATE BARN = 224m²

TOTAL = 760m² (net reduction of 587m²)



Proposed Site Layout Plan

3.0 LAYOUT, SCALE, LANDSCAPING + APPEARANCE

The proposal will not affect the Streetscene elevation given the proposal has been designed to be similar in appearance to the surrounding buildings.

The external materials will match the buildings and the vicinity (mix of face brickwork and horizontal timber cladding with clay/concrete plain tiles).

Bee bricks will be installed to create habitat for solitary bees. Each Bee Brick contains cavities in which solitary bees can lay their eggs before sealing the entrance with mud and chewed-up vegetation. The offspring will emerge the following spring and the cycle will begin again. Each cavity goes part way into the brick, which is solid at the back.

The proposed barns will all have gable ends to match the existing farmhouse and annex buildings.

Four electric vehicle charging points will be installed to the visitor car park.

Wildflower (local native species) to be planted as natural groundcover. A large number of trees will also be planted as shown on the plans.

Given the size of the site, there remains generous amenity space being provided to visitors and guests and considerable distance from any surrounding neighbour.

We believe this development will enhance and balance the site.





South Elevation & Site Section



West Elevation & Site Section



North Elevation & Site Section



East Elevation & Site Section

Proposed Site Layout Plan



The proposal would see the redundant agricultural barns and outbuildings demolished. The Grade II Listed farmhouse and annex building would remain.

The proposed barns have been designed to reflect the layout of the historic farmstead and it is considered to be far more sympathetic to the Listed buildings.

Visitor parking would be accessed off Bob Lane and is designed so it is carefully screened from view of the farmhouse.

There is a pergola walkway, which will carefully limit views of the pylons, as vegetation will grow up and over the oak pergola's.



The visitor car park is accessed off Bob Lane.

The access drive will be fully permeable compacted Breedon stone gravel or similar material.

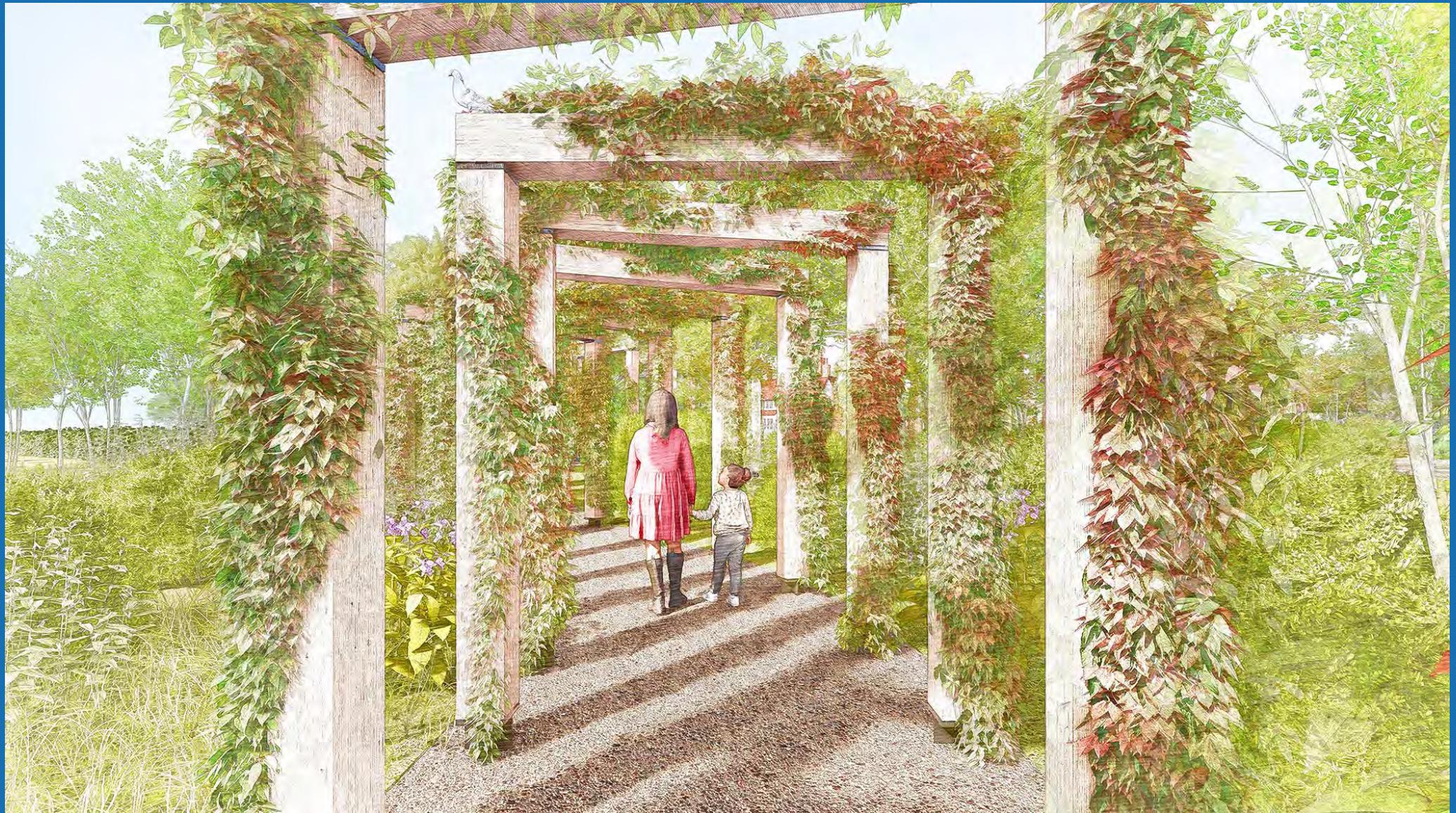
To each side of the access drive will be a shaped box hedge with both low growing vegetation and new trees. This will offer a sense of welcoming to the venue, as well as soft screening from external views of the site.



The walkway will be a series of oak pergola's, that link the visitor car park to the event venue barns.

This walkway has been carefully designed, so it can screen the pylons visible on the site.

The walkway offers a direct connection with nature and a sense of interest, as to what is at the other end.



The oak pergola walkway has been carefully designed, so it can screen the pylons visible from within the site.

Vegetation will grow up the oak columns and over the beams, over time this will mature and form a green corridor which links the visitor car park and event barns, whilst screening the dominant pylons.

The pergola will cast interesting shadows and be a pleasant walkthrough for visitors.



The Grade II Listed farmhouse and annex building were at the forefront of the design process, as well as the historic mapping data.

The proposed barns size and location replicate the layout of the original farmstead.

By using a similar material palette and barn design, it is considered the proposed barns enhance the Listed Buildings.



The Grade II Listed annex building (shown on the left), originally had an open barn that was attached. The proposal is to mimic the original open barn.

The main event venue building is also sited in a location of a historic barn. This proposed barn will be the main events barn and will be carefully screened from the farmhouse, due to the annex and open barn. The barn will have a face brickwork plinth, with horizontal timber cladding over. There will be a timber louvred screen, that can slide across the windows/doors for security. The roof will be plain clay/concrete tiles.

The compacted Breedon pathway will continue to the courtyard area, where guests can sit outside and congregate.

Artist Impression – View of the existing pond, the events barn and estate managers barn



The existing pond will be retained and cleared of all the debris.

The proposal will see the existing pond become a focal point for the main events barn and estate managers barn.



The estate access drive will be compact Brecon stone gravel, which is fully permeable.

The oak pergola walkway links the barns with the visitor parking area.

Both the farmhouse and annex will be returned to a high standard of finish, as per the approved applications DM/21/3108, DM/23/2385 and DM/23/2386.



The estate managers barn will house the estate staff and ground keeping staff. The storage areas will house the tractors and implements associated with maintaining the grounds.

The roof of estate managers barn will house photovoltaic panels. It is considered that this roof is far enough away and screened from view of the Listed Buildings.



The rear of the events barn has been designed to be discreet, limiting the number and size of the fenestration.

The doors will provide direct access to the kitchen area and plant room. This means any deliveries and maintenance works can take place even if the barn is being hired.



This view shows the farmhouse and annex and how the adjoining barns are subservient. The ridge of the open barn is lower than the annex building.

The courtyard can be accessed between the events barn and open barn, leading to an oak framed entrance foyer.

Unfortunately the height and scale of the pylon cannot be concealed and does detract from the Listed Buildings and the scheme as a whole, but this cannot be avoided. The landscape design has been carefully designed to make best use of planting, in order to screen the pylon wherever possible.



This view shows the rear of the open barn and gable end of the events barn.

The gap between the buildings has been designed to allow pedestrian access to the reception area.

In the distance is the estate managers barn.

4.0 ACCESS

The existing vehicular access will remain.

A new vehicular access is proposed off of Bob Lane to the west. This access will lead to a visitor car park containing 53 spaces. There will be 4 electric car charging points in the visitor car park. The car park links with the pergola walkway, allowing pedestrians to walk from the car park to the event barns.

There is a further 13 car park spaces to the east of the access drive, 5 spaces to the estate managers barn and 3 disabled spaces adjacent to the open barn. The existing farmhouse has 2 car spaces and the annex has 1 car space.

Cycle storage is provided adjacent to the estate managers barn.

A communal refuse/recycling storage area has been shown next to the estate managers barn.

Individual recycling boxes will be provided to the kitchen to allow for paper, glass and plastic recycling in accordance with the Local Authority's recycling criteria.



5.0 CONCLUSION

The proposed event venue has been carefully considered to ensure that the barns responds positively and sympathetically to its context, in terms of its relationship with the adjoining Grade II Listed Buildings and greater setting.

The proposed development is functional, sustainable and appropriate to context.

Careful thought and consideration has gone into designing the barns, following research into historical mapping data. This ensures the location, scale and mass matches the original farmstead as close as possible.

The removal of the unsightly redundant agricultural barns and outbuildings will enhance the setting of the Grade II Listed buildings.

FUNCTIONAL

Facilitating an events venue and making more efficient use of the brownfield site, that is sited within the planning boundary.

SUSTAINABLE

Creation of a new barns of high quality, sustainable design and construction.

4 no. electric car charging points, bird/bat boxes, bee bricks and cycle storage.

APPROPRIATE TO CONTEXT

A sensitively designed development which respects its local surroundings and which is achieved with consideration to the building heights, scale/mass, window locations, materials, lighting, and landscaping.

There are no detrimental effects in visual or other amenity terms to the local residents or to surrounding vicinity.

We believe that the totality of these planning merits comprise eminently sustainable development which accords with national and local planning objectives.

We trust that officers and members of the Local Planning Authority will concur with our assessment and favourably determine the subject application.

