

Ms Lisa Holman



DESIGN & ACCESS STATEMENT

PREPARED IN RESPECT OF:

A DETAILED APPLICATION

SEEKING CONSENT FOR THE
CONVERSION
OF AN EXISTING BARN
TO RESIDENTIAL USE
ON LAND AT:

ORCHARD FARM,

SCAYNES HILL,

HAYWARDS HEATH REV.A.

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1.00 INTRODUCTION

1.01 THE DESIGN TEAM

PLANNING CONSULTANTS	-	BOYER PLANNING
ARCHITECTS	-	PAUL HEWETT R.I.B.A. CHARTERED ARCHITECT
ECOLOGISTS	-	THE ECOLOGY CO-OP
HIGHWAYS & TRANSPORT	-	S.D.P.
ARBORICULTURALISTS	-	ARBORTRACK SYSTEMS LTD
STRUCTURAL ENGINEER	-	WALLER GRAY CONSULTING LTD
DRAINAGE	-	WALLER GRAY CONSULTING LTD

INTRODUCTION

1.00 INTRODUCTION

1.01 DESIGN TEAM

1.02 SCOPE AND CONTEXT OF THIS DESIGN AND ACCESS STATEMENT

This Design and Access Statement is part of the planning application documentation and is one of the Validation Requirements of the General Development Procedure Order (G.D.P.O.) and sits alongside the application drawings and supporting documents and embodies the information provided by the various consultants who have contributed their technical assessments.

The application description comprises:

“ Detailed Planning Application seeking Consent for the conversion of the existing barn at Orchard Farm into a residential dwelling.”

This Design and Access Statement uses the following criteria:

Assessment - of the planning and physical context of the site.

Evaluation - identifying the site constraints and opportunities that will guide and inform the development principles.

Design - sets out the vision for the site and identifies the key parameters and proposes a solution.

1.02 SCOPE AND CONTEXT OF THIS DESIGN & ACCESS STATEMENT

1.03 SITE APPRAISAL

The application Site, shown edged in red on the Location Plan (Fig.2), is circa 0.39 hectares in size and comprises an existing barn and an area of farmyard and paddock associated with Orchard Farm, Nash Lane, Scaynes Hill, Haywards Heath.

The Site is located within the countryside and is part of Orchard Farm. The development sits on the eastern side of Orchard Farm and is bounded to the north by industrial units on Nash Lane, to the west is a 2-storey house with garaging, parking and amenity, to the south are areas of paddock and open fields. There is a sand school and stables to the east of the application site.

Nash Lane to the north, from where access will be gained, is lined on both sides by hedging and tree screening of various depths.

The existing barn that will be converted is part of the farmyard that includes an 'L' shaped stable, hard surfaced farmyard and the aforementioned sand school.

The land generally falls from the north to the south in a fairly even gradient. Areas around the barn and stables have some level areas of hard surfacing, which allows access to the barn and stabling.

Looking beyond the application site, the surrounding area consists of agricultural land with open fields and paddocks interspersed with pockets of development. The settlement of Scaynes Hill is to the west of the site.

The barn that it is proposed to convert has 3 main sections, the Open barn, stables and general barn area. The structures are all single storey with various eaves and roof heights. See photos (Fig.3).

The Open barn area has a hand-made timber trussed roof spread over 4 bays that are supported by timber posts. These support a series of timber beams, which in turn support timber boarding that run down the pitch of the roof. The roof finish is profiled metal sheeting. The external walls are timber clad.

The stables on the western side of the open barn have a 'lean-to' pitched roof with timbers running from the external wall to the internal wall - supported by masonry or timber framing. Again, the roof finish is profiled metal sheeting.

INTRODUCTION

1.03 SITE APPRAISAL

1.03 SITE APPRAISAL /2

The external walls are timber clad with areas of low level masonry.

The barn to the north is wholly timber framed in construction with truss type frames constructed from loose timbers sitting on timber posts.

The external walls were timber clad as elsewhere.

The external boarded finish, which has greyed over the years, is an important feature and helps ground this structure in the rural landscape.

The applicant has instructed Waller Gray Structural Engineers to provide a Structural Survey of the building to be converted together with initial details regarding the remedial works that will need to be undertaken. Their report forms part of the planning application submission package.

There are no Listed Buildings adjacent to the application site, nor does it lie within a Conservation Area or an area of protected landscape designation or protected viewing corridor.

A tree report and arboricultural impact assessment has been prepared by Arbortrack Systems Ltd and these form part of the application documentation.

INTRODUCTION

1.03 SITE APPRAISAL /2

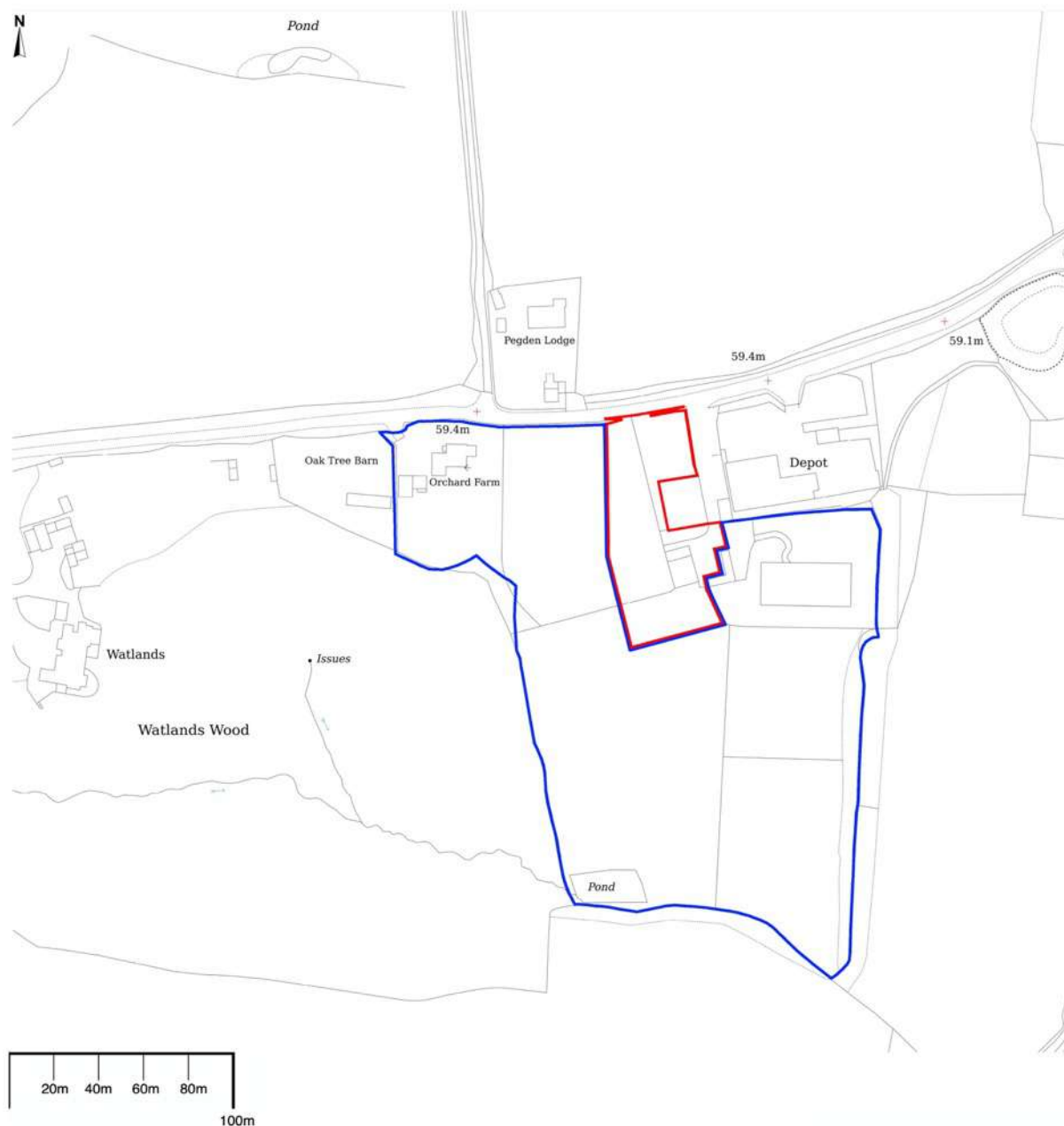


Fig. 2

INTRODUCTION

1.03 SITE APPRAISAL

LOCATION PLAN





Existing East Elevation of Barn



Existing South Elevation of Barn



Existing West and part of North Elevation of Barn



Interior of Existing Barn



Interior of Existing Barn



Interior of Existing Barn

2.00 PLANNING HISTORY AND POLICY

Matters related to both the planning history of the site and planning policy are dealt with in the Planning Statement prepared by Boyer Planning.

The access as shown on the submitted drawings was Approved via a separate submission

Reference : DM/24/0519

PLANNING HISTORY AND POLICY

2.00 PLANNING HISTORY AND POLICY

As mentioned earlier, the three key criteria for assessing a design are as below:

Assessment - of the planning and physical context of the site.

Evaluation - identifying the site constraints and opportunities that will guide and inform the development principles.

Design - sets out the vision for the site and identifies the key parameters and proposes a solution.

Assessment

The planning assessment of the site in terms of Local, Regional and National Planning policies is covered in the supporting Planning Statement prepared by Boyer Planning.

There are a number of initiatives currently in place that support the repurposing and conversion of existing structures so that the developments are low carbon and sustainable from the outset.

The R.I.B.A. Is currently running its Reinvention Award initiative which encourages the adaptive re-use, conversion and retro-fitting of existing structures. Whilst it accepts that such conversions are not always the simplest to undertake, they are acknowledged as being important in the contribution to achieving net zero.

The physical context of the proposals, the conversion of an existing rural building in a rural setting, means that there will be a negligible impact on the surrounding area or neighbouring properties. The barn sits comfortably in its location on Orchard Farm and will do once converted.

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION

Evaluation

The reports prepared by the various disciplines that accompany this submission have identified that as the intent is to convert the barn to residential use there are relatively few constraints. Those that are present, ie BNG, drainage etc., can be accommodated within the proposals.

The underlying principle that emerged from the evaluation process was the need to ensure that the conversion proposals are undertaken with a 'light touch' so that any 'before and after' images show the retention of the form and detail of the existing building - ensuring that there is as little visual change as possible.

Design

The following images show clearly the conversion proposals and illustrates the point made in the Evaluation section above that a careful conversion of the existing structure to residential use can be achieved, without changing the overall form of the building.(Figs 6, 7 & 8).

The floor plans show how a 3-bedroom house could be accommodated within the envelope creating good sized accommodation without the need to introduce a plethora of new openings in the fabric. The three main openings in the existing eastern wall of the barn are reflected in the layout, as are the four openings on the western side. The large northern 'door' opening has been replaced with a small window.

There are only two new openings being proposed, one at the top of the eastern elevation to provide a bedroom window and a carefully designed screen on the southern elevation that provides views across the valley. This screen has been carefully located so that it sits under the key ridge line that runs from north to south.

The elevations show how the above are reflected in the external appearance of the building. The 'cart' style openings in the main open barn area are reflected in the screens proposed and the smaller, more 'domesticated' existing window sizes in the western elevation are shown serving the kitchen, utility and two of the bedrooms.

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION /2

Design

The external cladding is as existing (subject to repair and replacement as necessary) and the thermal rating of the external wall will be updated with additional thickness set behind the timber weather-boarding. See (Fig 9) for materials.

The existing un-insulated profiled metal sheet roofing will be replaced with an insulated version that will assist the thermal efficiency levels

Access to the converted barn will be from Nash Lane via a new driveway that was consented under application reference DM/24/0519.

The driveway terminates in the 'farmyard' area that sits between the barn and the existing stables. It is intended that this area should remain with a hard-surfaced/farmyard finish to not only accommodate service vehicles turning but also ensure that it was in keeping with the farm complex narrative which has rural structures around a 'yard'. (See Fig. 4 & 5)

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION /3



Fig. 4

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION /4

BLOCK PLAN



Fig. 4

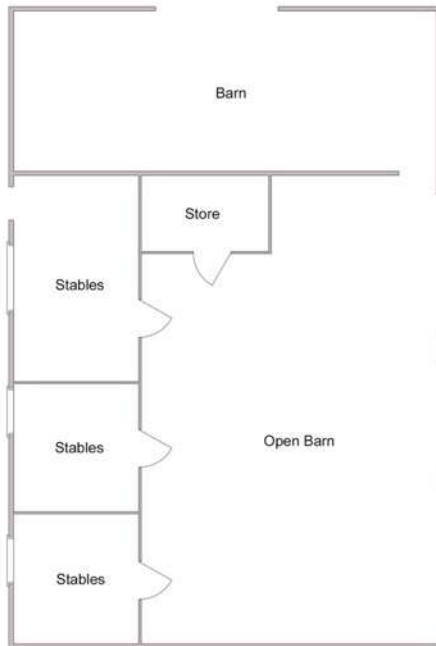
Background Image Courtesy of Google Maps

DESIGN PRINCIPLES AND SOLUTION

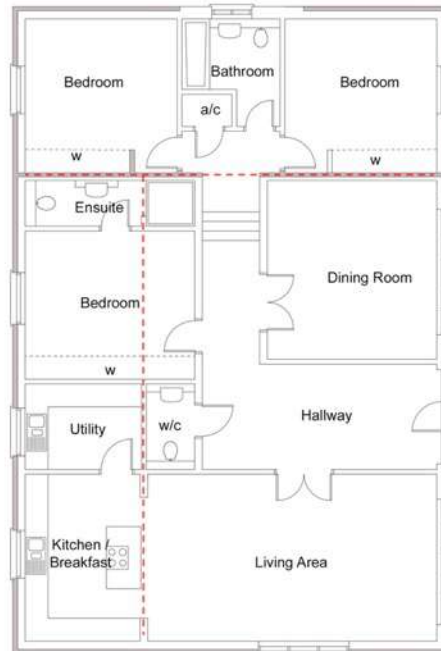
3.00 DESIGN PRINCIPLES AND SOLUTION /5

AERIAL SITE LAYOUT

Fig. 5



Existing Floor Plan



Proposed Floor Plan

Fig. 6

DESIGN PRINCIPLES AND SOLUTION

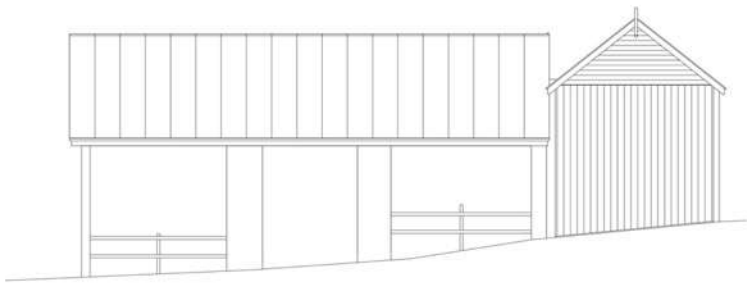
3.00 DESIGN PRINCIPLES AND SOLUTION /6

FLOOR PLANS

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION /7

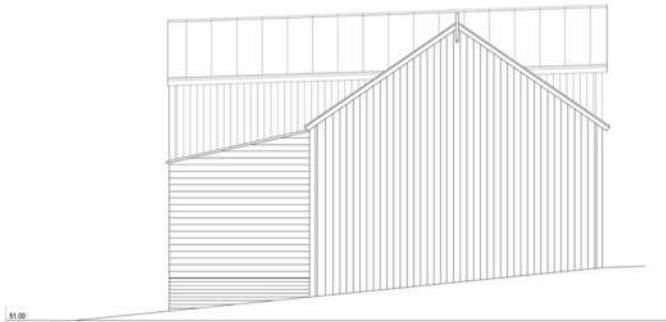
ELEVATIONS SHEET 1



Existing East Elevation



Proposed East Elevation



Existing South Elevation



Proposed South Elevation

DESIGN PRINCIPLES AND SOLUTION

3.00 DESIGN PRINCIPLES AND SOLUTION /8

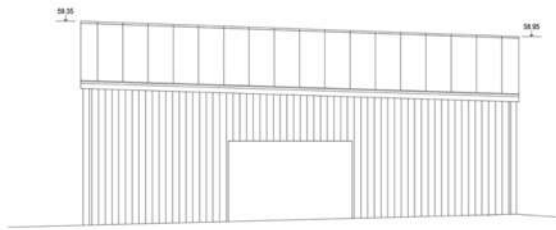
ELEVATIONS SHEET 2



Existing West Elevation



Proposed West Elevation

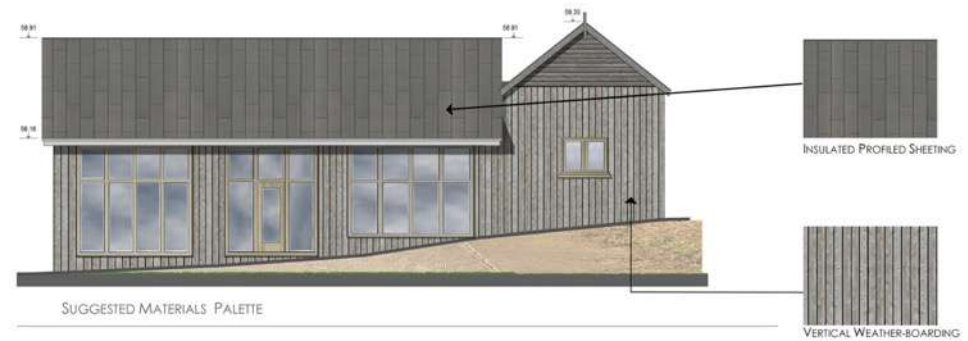


Existing North Elevation



Proposed North Elevation

Fig. 8



SITE LAYOUT

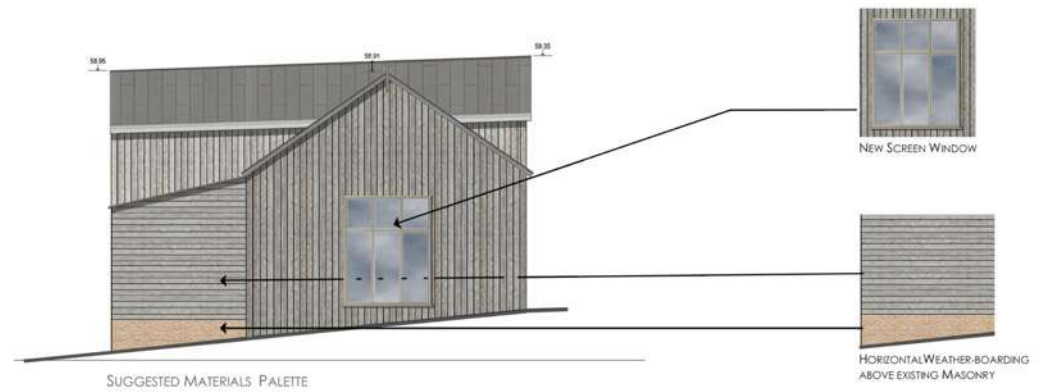


Fig. 9

4.00 SUSTAINABILITY

4.00 This section of the Design and Access Statement deals with the Sustainability measures that can be explored - as listed below:

ENERGY EFFICIENT DESIGN, INSULATION AND VENTILATION.

The layout of the interior seeks to maximise passive gain through window positions. There are smaller windows to the north and larger screens to the south and east.

The detached nature of the house and its alignment allows for ample natural cross ventilation - which eliminates the need for mechanical devices to ventilate the bulk of the property.

The walls proposed will be thermally efficient and the windows and screens will also be of a high quality. They will benefit from high level trickle vents which will help maintain the balance between air-tightness and natural ventilation.

ENERGY EFFICIENT FIXTURES AND FITTINGS.

Rather than install a photovoltaic array on the roof, which would be visually intrusive in this sensitive location, we will explore the use of heat pumps (either air or ground sourced) to provide energy generation and look at incorporating a home battery for the storage of generated electricity.

Other measures such as motion sensitive lighting will form part of the installation, as will energy efficient electrical fixtures and fittings.

There will be an E.V. charging point installed.

RENEWABLE ENERGY.

The proposed house will have renewable energy sources as mentioned above.

SUSTAINABILITY

4.00 SUSTAINABILITY

4.0 SUSTAINABILITY CONT...../

INNOVATIVE WASTE FACILITIES.

The key to successful waste facilities lies in the separation of various items - allowing for a variety of recycling or composting to be undertaken.

The main area for such facilities is the kitchen/utility areas and it is envisaged that they could include separate waste food bins, recyclable plastic and paper/wrapper bins - all of which will enable as much household generated waste as possible to be re-cycled.

RAINWATER HARVESTING.

The house could have built-in means of recycling domestic grey water that will be collected from the discharge of water from hand basins, showers and baths so that it can be used for the flushing of toilets.

Externally, there will be water butts and storage facilities to allow for the rainwater to be collected and used for the watering of trees, shrubs and the general landscaping.

WATER SAVING DEVICES.

It is intended that the water consumption figure of 110 litres per person per day will be achieved via the use of water efficient sanitaryware - including dual flush w/c cisterns (set to appropriate flush rates - e.g. 6 & 3 litres/flush), low flow taps and showers throughout and low volume baths. Moreover, any appliances installed will be selected on the basis of water efficiency.

BIO-DIVERSITY NET GAIN.

The Ecological Statement prepared by Ecology Co-op shows how bio-diversity gain will be achieved via the creation of enhanced landscape features. Practical measures such as invertebrate towers, nest boxes and bat boxes could be provided also.

SUSTAINABILITY

4.00 SUSTAINABILITY /2

4.0 SUSTAINABILITY CONT...../

SUSTAINABLE URBAN DRAINAGE SYSTEM.

Drainage proposals are included in the report prepared by Waller Gray Ltd that accompanies the application package.

SUSTAINABLE MATERIALS AND CONSTRUCTION MEASURES.

The materials proposed, will where needed, be sought locally and contain an amount of re-cycled material.

The proposed house will be constructed to a lifetime standard and by virtue of its size allows for the flexible use of the spaces created and will, as noted above, include various sustainable and energy generating features.

SUSTAINABILITY

4.00 SUSTAINABILITY /3

5.0 ACCESS AND HIGHWAYS

The Consented access location off Nash Lane will provide sufficient geometry to allow cars and service vehicles to enter and leave the site in a forward gear. The “farmyard” area between the converted barn and the stables will allow for all service vehicles, including Fire Brigade tenders to turn on site.

There will be an E.V. charging point installed.

Turning to the access arrangements for the new home. The house will comply with the requirements of the Building Regulations, in particular Approved Document M : Volume 1 - Dwellings. This document provides guidance on ease of access to, and use of, the buildings and facilities by disabled visitors or occupants, and details what provision should be made to allow ease of movement through a new house.

The key features that emerge from Part M are the need for a level access platform and minimal threshold, wider corridor and door widths, an enlarged ground floor w/c facility - and it confirms the specific requirements for the electrical installation - ie switch and socket outlet heights off finished floor level.

5.00 ACCESS AND HIGHWAYS

6.0 SUMMARY

The application proposals in this submission demonstrate how an existing farm structure could be repurposed and converted into a new residential home.

The proposal retains the original buildings character and makes good use of an existing structure. The scheme will enable, not just the existing barn to be converted to a residential property, but will also see the enhancement of the setting, thereby safeguarding the visual amenity of the landscape.

SUMMARY

6.00 SUMMARY