

Planning, Heritage, Design and Access Statement

Conversion of existing barn into 1no. 4 bedroom dwellinghouse (REV B)

Pickhams Cottage
Cuckfield Road, Hurstpierpoint
BN6 9LL





1.0 Introduction

- 1.1 This planning statement has been prepared to support the application for the conversion of the existing barn into a 4 bedroom dwelling with swimming pool to the rear.
- 1.2 This statement is to be read in conjunction with CDMS Sussex's drawings, the Archaeological interpretive study and structural report commissioned for the project.
- 1.3 This statement describes the existing site, the design and rationale for the proposed works. Also contained within this statement are existing photos of the site.

2.0 The Site

- 2.1 The barn in which this application relates is located within the boundary of Pickhams Cottage, Cuckfield Road, Hurstpierpoint.
- 2.2 The Barn is a Grade II Listed Building, first listed by Historic England on 11th May 1983 (List entry Number: 1354859) which is described as follows:

'This Barn was brought from another site near Lewes and reassembled here. C17 timber-framed building with plaster infilling and curved braces. Hipped tiled roof.'
- 2.3 The existing building is a timber frame with modern blockwork infill and cement render. The roof tiles are plain clay. The aesthetics of the original building are proposed to be retained as part of the repurposing, with some minor alterations to make the building habitable.
- 2.4 The building is not located within a flood risk zone according to the Flood Map for Planning on the Gov.uk website.
- 2.5 The barn has been determined as no longer required for Agricultural purposes so is suitable for development. It is proposed to make the required structural alterations to the barn in accordance with the structural report, and then build a new timber internal structure within to form the habitable space without affecting the original fabric.

3.0 The Proposal

- 3.1 It is proposed to convert the existing barn into a 4-bedroom dwelling. This would include a 2-storey rear extension (with one storey below ground level) and also a swimming pool to the rear garden.
- 3.2 It is proposed to maintain the character and original features of the barn, with consideration taken towards the original fabric of the building. The archaeological and structural surveys attached with this application have assisted in determining which parts of the barn can be retained and where alterations may be possible, depending on the age and historical importance of the area.
- 3.3 The proposed internal layout of the barn is to be largely open plan on the ground floor, with most areas maintaining the full internal ceiling height of the barn. Two separate mezzanine floors are proposed to each side of the barn with separate lightweight staircases.



4.0 National Planning Policy Framework (NPPF)

The following policies have been taken into consideration and are deemed relevant to the proposals:

Core Strategy (CS)

- LO1 Distribution of Development
- L08 The Countryside and the Rural Economy
- SP1 Design of New Development and Conservation
- SP11 Biodiversity

Local policies:

- DP4 – The proposals provides an additional dwelling to help achieve the councils target of new homes.
- DP14 – The proposal aims to utilise a disused building on a developed site. The appearance of the barn is to be retained without substantial reconstruction or extensive alterations.
- DP15 – The proposal is to re-use a rural building for residential use in the countryside and would secure the future of the heritage asset. Highway, access and parking requirements are met.
- DP18 – The site is within the setting of the SDNP, the proposals do not detract from or cause harm to the visual or special qualities of the National park.
- DP26 – The character and design of the original building is to be retained as part of the proposals, with the addition of some glazing to make it a habitable dwelling.
- DP27 – The internal layout of the proposed dwelling has been designed to comply with space standards.
- DP34 – Listed buildings and other heritage assets
- DP39 – Sustainable design and construction

5.0 Access

- 5.1 The new barn site will share its entrance with the main house access from Cuckfield Road with a new shared access area. From the entrance, the barn is located straight ahead.
- 5.2 There is ample turning and manoeuvring space here on the existing hard-standing, and there is adequate parking for 3+ vehicles for each property.



6.0 Impact on Heritage Assessment

- 6.1 The existing barn is situated at close proximity to the house and is believed to have been moved from Lewes to its current location in the 1980s. The barn is identified on the listing as being '*C17 timber-framed building with plaster infilling and curved braces. Hipped tiled roof*'.
- 6.2 An Archaeological interpretive study of the existing barn has been carried out by AS Lewes and has been included in the submitted application documents.
- 6.3 A structural report of the existing barn has been carried out by McCarey Simmonds and has been included in the submitted application documents.
- 6.4 This proposal is for the conversion of the existing barn into a residential dwelling. It is proposed to carry out the recommended remedial works in the structural report prior to the conversion of the barn into a residential dwelling. Major repairs include the replacement of the diagonal knee bracing between bays 1/2 and bays 4/5, 2no. mid-rail replacements and the sole plate. It is also proposed to remove the modern blockwork infill walls, which will make the repairs more accessible. These repairs/reinstatements will assist in pro-longing the lifespan of the building, as well as meeting Part A of the building regulations.
- 6.5 As identified in the archaeological study, some alterations have been made to the structure during the re-location of the barn. It is also mentioned that the vertical wall studs are unlikely to be original as they are also mis-matched. It is proposed to retain the existing timber structure (excluding areas where replacement is required) and remove the modern blockwork infill walls and replace with a new internal timber frame which can be insulated and rendered to meet modern building regulations. The existing externally exposed framework is to be retained and where possible timber is to be exposed internally. The roof structure is proposed to be exposed internally, with insulation and new roof to be added on top. It is also proposed to retain the existing barn doors in a fixed open position. New window openings have designed to be narrow to ensure that they are between existing vertical wall studs (despite being non-original).
- 6.6 In order to increase the number of bedrooms for the residential dwelling, it is proposed to build an extension to the rear/south elevation of the barn, to accommodate two additional rooms and a bathroom. The new extension has been designed to be sub-servient to the main building, with features to match the existing such as timber cladding to match the rear elevation and a hipped plain clay tiled roof. The extension will appear single storey from ground level but will include a level below ground. Two other bedrooms will be provided by new mezzanine floor levels at either end of the barn. These mezzanine floors are to be separate structures (not fixed to the existing structure) and accessed by new lightweight oak staircases which respect the character of the existing building.
- 6.7 It is proposed to add a 'green' boundary between the existing Pickhams cottage site, and the new Pickhams Barn site in the form of post and rail fencing and the use of green screening. The new gated entrance is to be post and rail with two farm/field gates to enter the sites.
- 6.8 In conclusion, it is deemed that the proposals would cause less than substantial harm to the character of the main building and the setting of Pickhams Cottage. The character and the barns heritage status have been considered in the proposals.



6.0 Photos



Photo of existing North Elevation



Photo of existing East Elevation



Photo of part of the existing West Elevation



Photo of existing South Elevation



Photo of existing internal layout