



Design and Access Statement,
Flood Risk Assessment, Structural
Statement, Sustainability Statement and Planning statement

Extension to the existing dwelling at
The Old Woodyard, Slaughtam Lane, Staplefield, RH17 6AP

Originator: JT
Date: 25.02.2025
Revision: C

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Design and Access Statement, Flood Risk Assessment, Structural Statement, Sustainability Statement and Planning Statement

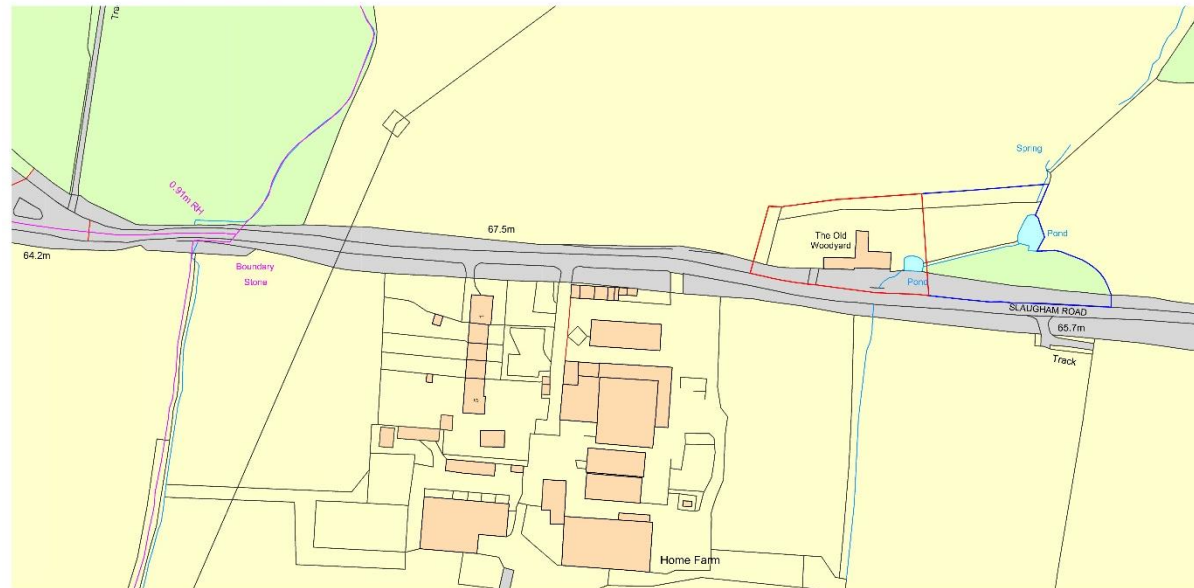
The Old Woodyard, Staplefield

Introduction

This Statement has been created to provide supporting information in support of the Householder Application at The Old Woodyard situated in Staplefield.

The Purpose of this document is to highlight the constraints and importantly the opportunities at the property, as a whole, and propose some options as to how the opportunities could be realised. This will then provide some information and options for consideration.

The Application is proposed to build on the previous enacted approval referenced 14/02548/COU which allowed for the occupation of the building and alterations to the initial half of the property at The Old Woodyard and the withdrawn application referenced DM/24/1644. This revised proposal take into account comments from the previous application and makes alterations that are more sympathetic to the surroundings than previously proposed

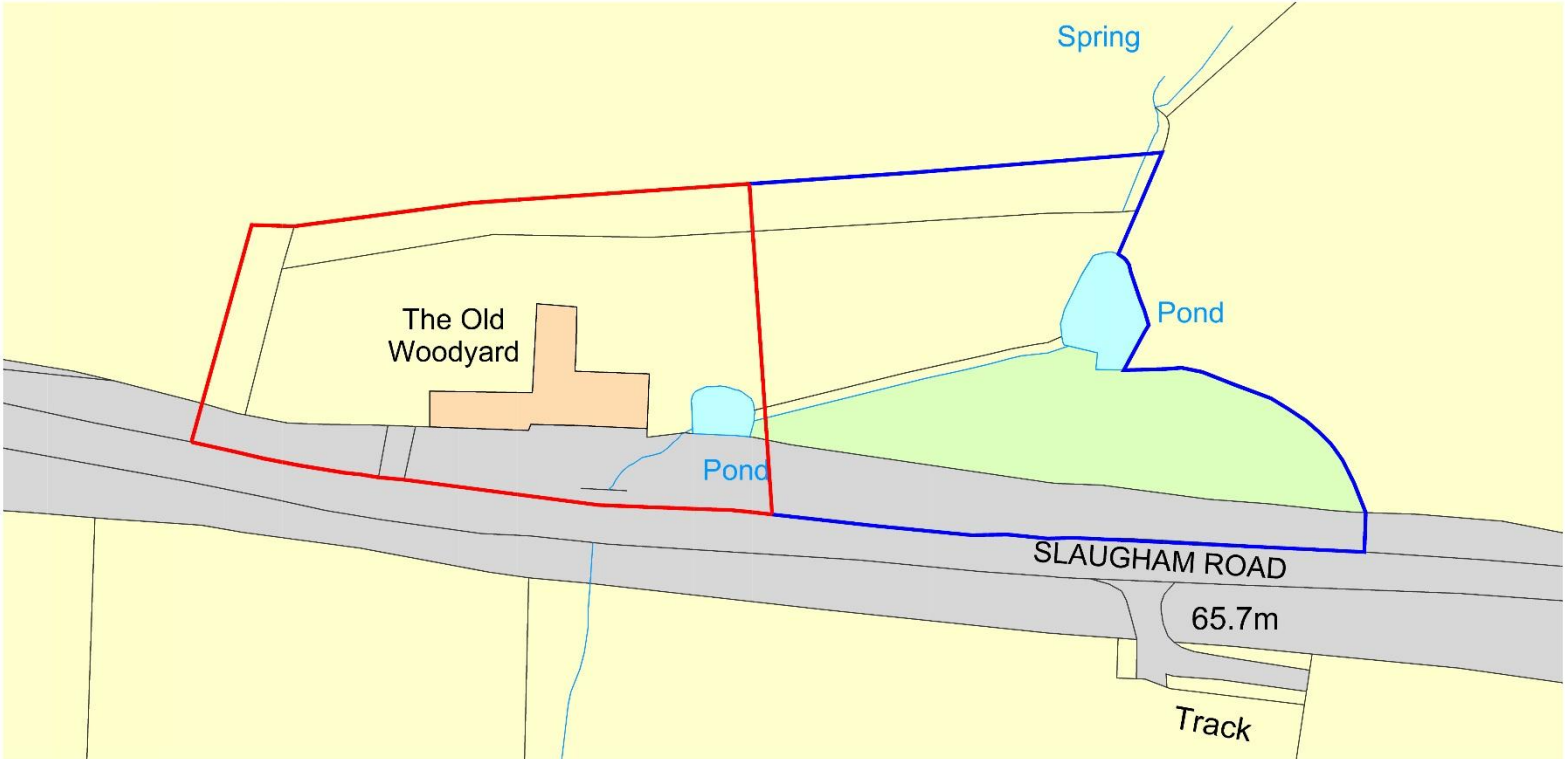


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JTA Jonathan Talley Architects Limited	Client: Mr & Mrs and Mr & Mrs F. & J. The Old Woodyard Slaugh Road, Staplefield RH17 6LP	Document Number:	Date:			R: 76.03.25 Planning Issues JT
		024/00/186/001/1	June 2024			
JTA Jonathan Talley Architects Limited	Client: Mr & Mrs and Mr & Mrs F. & J. The Old Woodyard Slaugh Road, Staplefield RH17 6LP	Scale:	Plot Size:	PRELIMINARY		R: 76.03.25 Planning Issues JT
		1:1000	A3			

Design and Access Statement, Flood Risk Assessment, Structural Statement, Sustainability Statement and Planning Statement

The Old Woodyard, Staplefield



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Client
Mr Bove and Ms Bailey
Project
The Old Woodyard
Slaugham Road, Staplefield,
RH17 5AP
Drawing
Site Block Plan

Drawing Number
058-001-101 Rev B

Date
June 2024

Scale
1:500

Drawn
JT

Checked
JT

0m 10m 20m 30m 40m 50m

PLANNING



NORTH POINT

B 25.02.25 Planning Issue
JT
A 01.07.24 Planning Issue
JT

Rev Date/By Revision Note

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The Old Woodyard, Staplefield

Existing Plan

The existing property is currently split into an existing dwelling (approved under 14/02548/COU) and the remaining redundant part, currently used as domestic storage by the applicant.

The buildings at "The Old Woodyard" originate since before 1897, when they first appeared on Ordnance Survey maps. For approximately 20 years up until 2011 the buildings had been occupied by a tenant and used as a wood yard.

The tenant worked as a tree surgeon and used the site to store logs and cut timber, plus store vehicles, machinery, tools and equipment. In 2011 the site had fallen into a dilapidated condition and the tenant ceased use of the building and yard area.

Following the previous approval, the then owner cleared the site of disused machinery, vehicles and general rubbish and repaired the buildings to prevent them from suffering further disrepair, and subsequently converted part of the overall property into a two-bedroom dwelling.

Efforts were made to find a commercial tenant for the remaining building but this was unsuccessful and it was deemed that it is unlikely that any modern agricultural use could be made of the buildings in the future. The property was sold to the current owner who is the applicant for this new application.

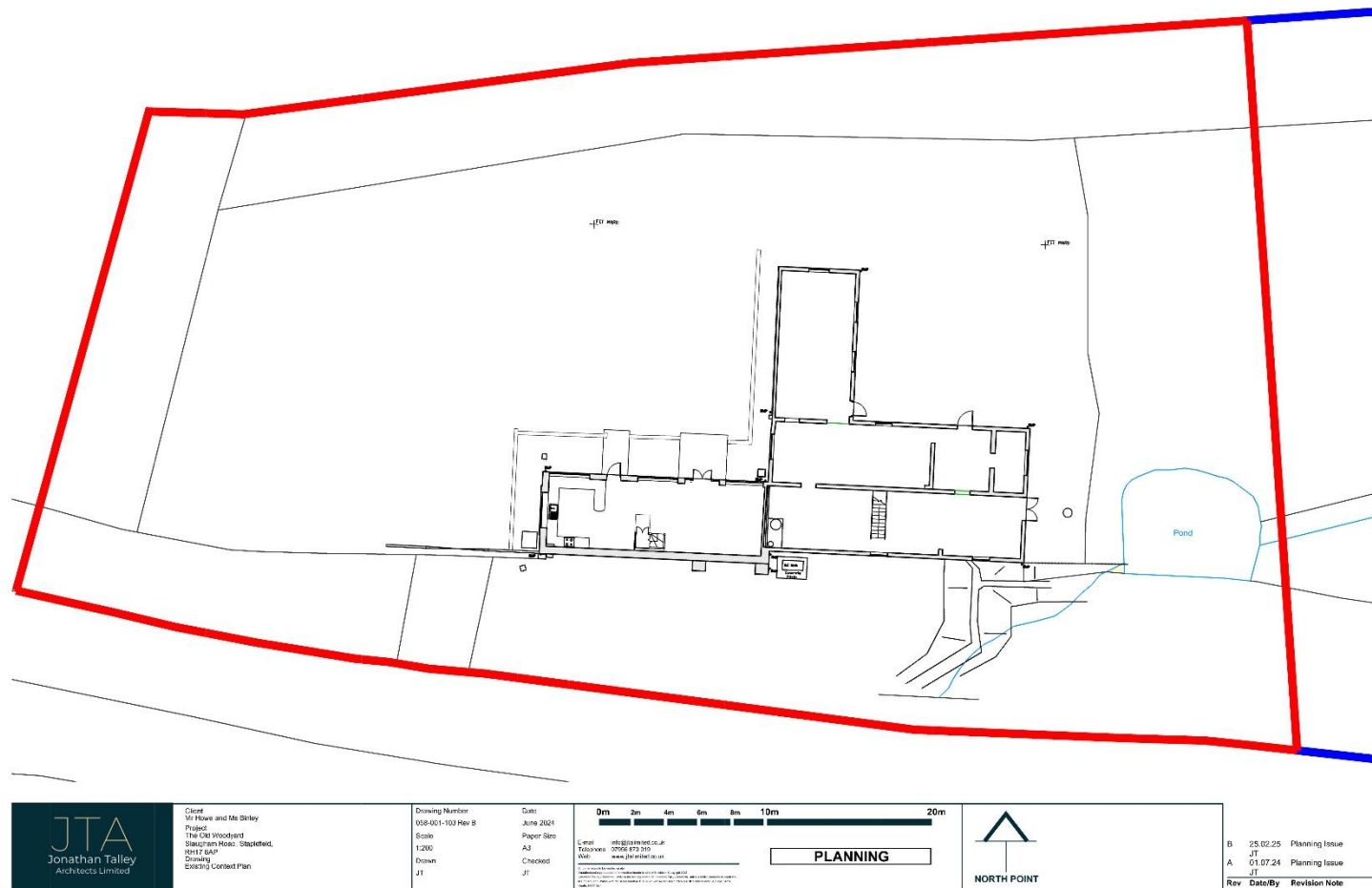
The buildings are not used - nor have they been for several years - for any agricultural or equestrian use with the last use being a woodyard as mentioned above. This is not seen as an agricultural purpose and it is unlikely that a modern agricultural use could be made of the building ongoing.

This existing building is of a suitable size for the inclusion of a first floor for part of the property, while the extensive ground floor is a suitable space for modern family living. The extensive grounds allow for garden spaces to be provided and a significant amount of parking to be retained, making the extended property a suitable family home.

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The Old Woodyard, Staplefield

Existing Context Plan



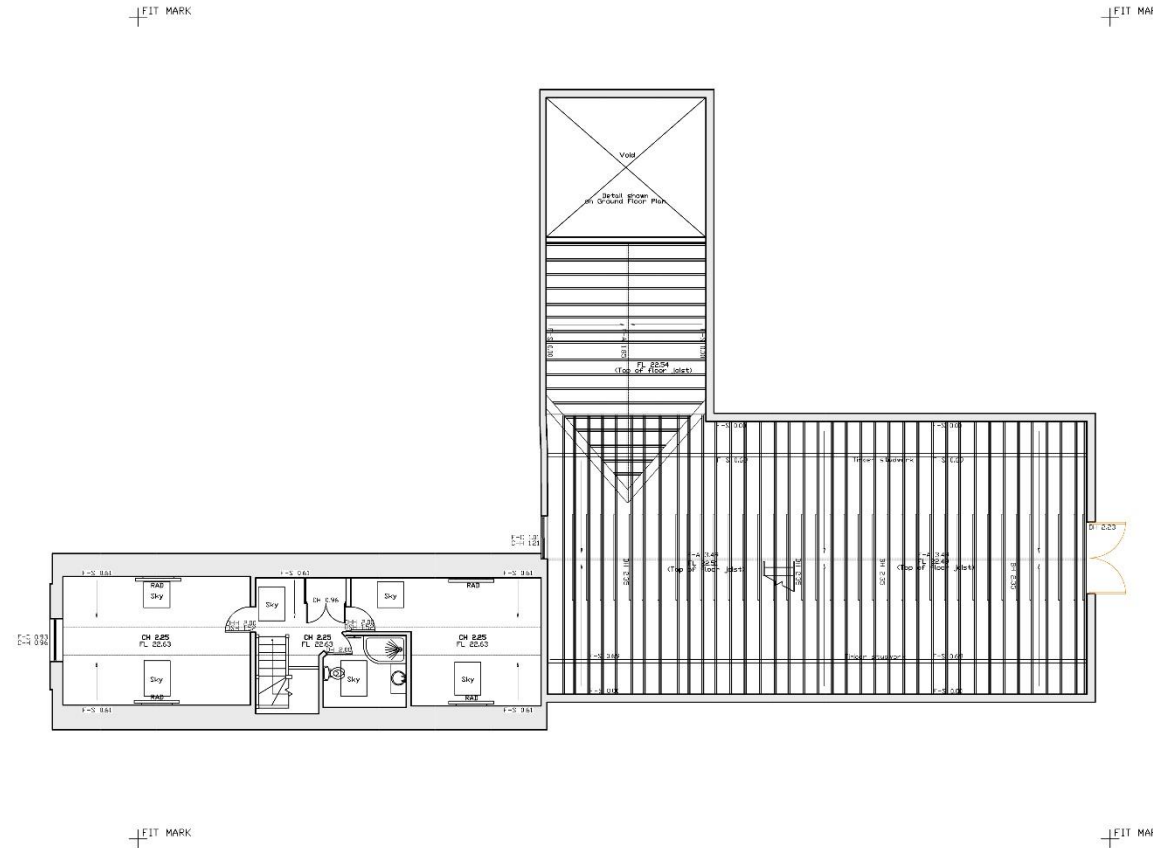
Existing Ground Floor Plan



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The Old Woodyard, Staplefield

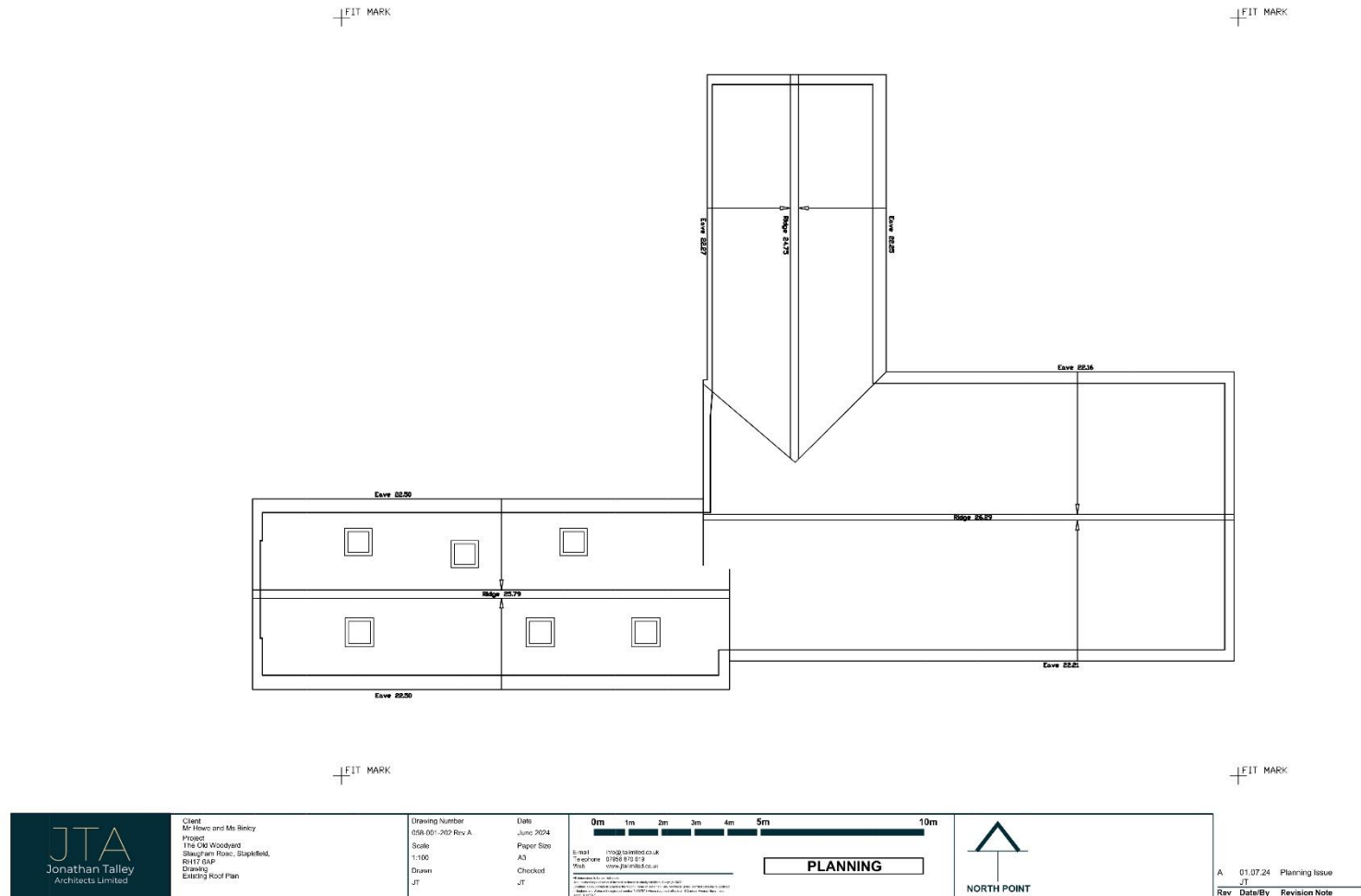
Existing First Floor Plan



JTA Jonathan Talley Architects Limited	Client Mr Henry and Ms Riney Project The Old Woodyard Staplefield, Gloucestershire R0117 (AP) Drawing Existing First Floor Plan	Drawing Number 059.001-201 Rev A Scale 1:100 Drawn JT	Date June 2024 Paper Size A3 Checked JT	0m 1m 2m 3m 4m 5m 10m PLANNING	NORTH POINT	A 01.07.24 Planning Issue JT Rev Date/By Revision Note
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Design and Access Statement, Flood Risk Assessment, Structural Statement, Sustainability Statement and Planning Statement
The Old Woodyard, Staplefield

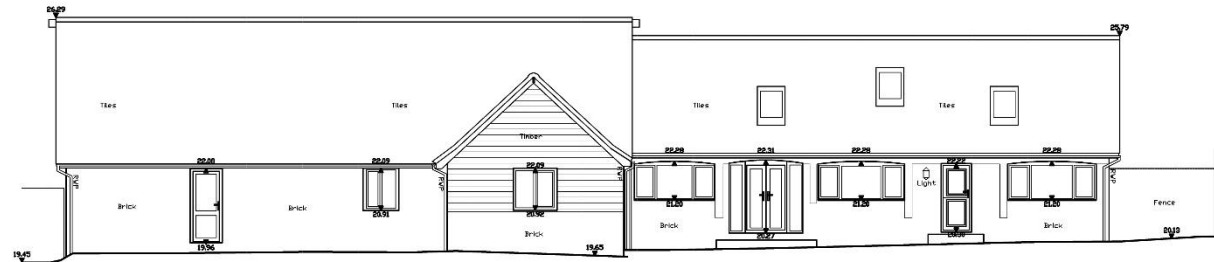
Existing Roof Plan



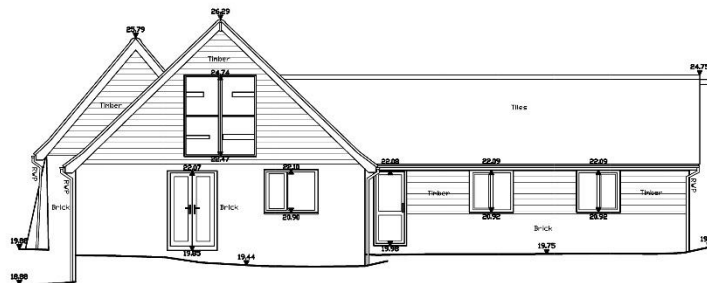
Design and Access Statement, Flood Risk Assessment, Structural Statement, Sustainability Statement and Planning Statement

The Old Woodyard, Staplefield

Existing Elevations



North Elevation



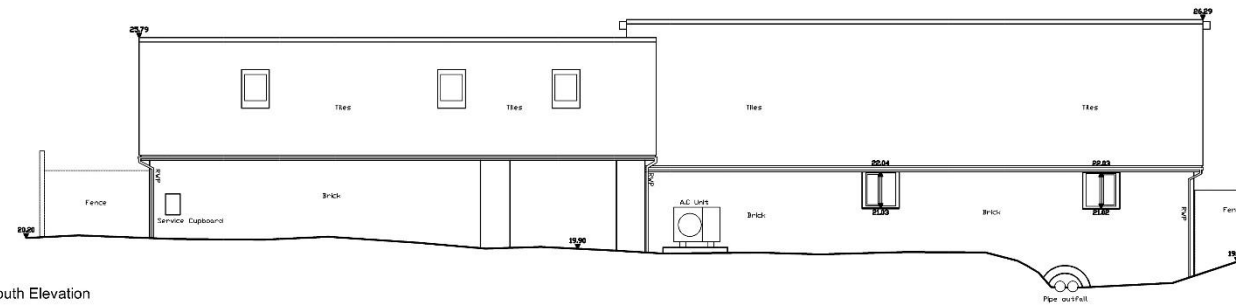
East Elevation

	Client Mr Henry and Ms Emily	Drawing Number 059.001-300 Rev A	Date June 2024	0m 1m 2m 3m 4m 5m 10m	 NORTH POINT	A 01.07.24 Planning Issue JT Rev Date/By Revision Note
	Project The Old Woodyard Staplefield Road, Staplefield, RH17 6AP Drawing Existing Elevations Sheet 1	Scale 1:100	Paper Size A3	Drawn JT		

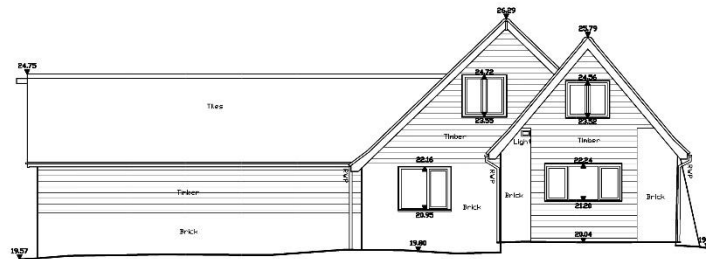
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The Old Woodyard, Staplefield



South Elevation



West Elevation

	Client Mr Hurn and Ms Riley Project The Old Woodyard Slougham Road, Staplefield, RG17 6AP Drawing Existing Elevations Sheet 2	Drawing Number 059-001-301 Rev A Scale 1:100 Drawn JT	Date June 2024 Paper Size A3 Checked JT	0m 1m 2m 3m 4m 5m 10m 	PLANNING 	Rev Date/By Revision Note A 01.07.24 Planning Issue JT
	Notes 1. All dimensions are to the face of the brickwork unless otherwise stated. 2. All windows and doors are to be replaced with new units of the same size and type. 3. The roof is to be replaced with new tiles of the same type and color. 4. The exterior walls are to be rendered in a light color. 5. The interior walls are to be plastered and painted in a light color. 6. The floor is to be replaced with new tiles of the same type and color. 7. The ceiling is to be replaced with new plasterboard. 8. The lighting is to be replaced with new units of the same type and size. 9. The heating is to be replaced with new radiators of the same type and size. 10. The ventilation is to be replaced with new units of the same type and size.			PLANNING 		Rev Date/By Revision Note A 01.07.24 Planning Issue JT

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The Old Woodyard, Staplefield

Existing Structure and Proposed Method Statement

It is proposed that as half the building has been already converted, a full detailed structural Survey should not be required and the assumption can be made that as the building was initial constructed as one, the suitability of the construction is the same as the already converted half of the building.

It is proposed that the fabric of the building will be thoroughly assessed within the detailed design stage and sufficient levels of insulation calculated and installed to the floor, walls and roof space.

From our experience, the property can be viewed critically and elements visually examined for their suitability. There are no signs of cracking, water ingress or penetrations suitable for vermin etc. The building is secure and watertight. There is obviously general maintenance that has not been undertaken as the application property has been vacant for several years. This being said the previous owner has installed new windows and external doors throughout the property as part of the maintenance previously undertaken to stop any further deterioration of the property.

The building was constructed it is believed in around 1897. The existing building were built to a very good standard for an agricultural building. This represented the general quality of most buildings in the late Victorian period. The buildings are capable of re-use without reconstruction. They are therefore a very good option for conversion.

It is noted that the works will require the following – not an exhaustive list;

Insulation of the external walls	Provision of a new screeded floor on top of new insulation
Provision of a relocated staircase	Sound proofing to relevant spaces
Alterations to some of the existing window openings	Connection to the existing foul drainage
Configuration of a new entrance	Construction of internal walls

The proposed works are all standard construction elements, which would be normalised by utilising a competent contractor.

Fortunately, with the development of the first half of the property, the previous works have shown that this type of conversation is potentially relatively simple and with the general above average quality of the shell, it is not foreseen that there should be any issues that would affect the conversion further than what would normally be expected. It is with this view in mind, it is proposed that the works to this building are well within expected and acceptable parameters and therefore the development should not be restricted.

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The Old Woodyard, Staplefield

Proposal

It is proposed that the redundant part of the building is brought back into use in a sustainable way. The existing buildings were built to a very good standard for an agricultural building. This represented the general quality of most buildings in the late Victorian period. The buildings are capable of re-use without reconstruction. The remaining element is a sustainable way of extending the dwelling utilising the existing structure.

The proposal has been designed to ensure that the part of the building to be worked on retains as much as possible the character and outward appearance of an agricultural building, thus minimising the impact on the countryside. Being a rural building that was previously a commercial building, there is a need to make some sympathetic alterations and visual improvements to the property to make it more domestic in scale and facilitate a domestic usage. The inclusion of some additional glazed elements, ensure that the property and future inhabitants can make use of the fantastic views across the garden space and the fields beyond while also making good use of natural light throughout the property. None of these changes will have an impact on the streetscape and are facing away from the highway.

It provides the opportunity to bring a redundant part of the existing building into use that will not impact upon the AONB. Only minor cosmetic alterations are proposed to the building and the proposal would lead to a visual improvement of the building and the immediate setting. This would ensure the character of the wider AONB will be preserved. There are no proposals to increase the footprint of the buildings and it is proposed to maintain the roof level, constructing a second floor within the existing roof. It is proposed that the roof is partly removed over the entrance and stair to be replaced with a glazed element to provide light into the property. As there is no increase in footprint there is no impact on the trees or other planting on site.

The applicants are keen that this is a home that they can continue to live in for the years to come and therefore it is proposed that bedrooms and bathrooms are provided on both floors. The majority of the property is very open plan and therefore access in terms of Part M can be easily maintained.

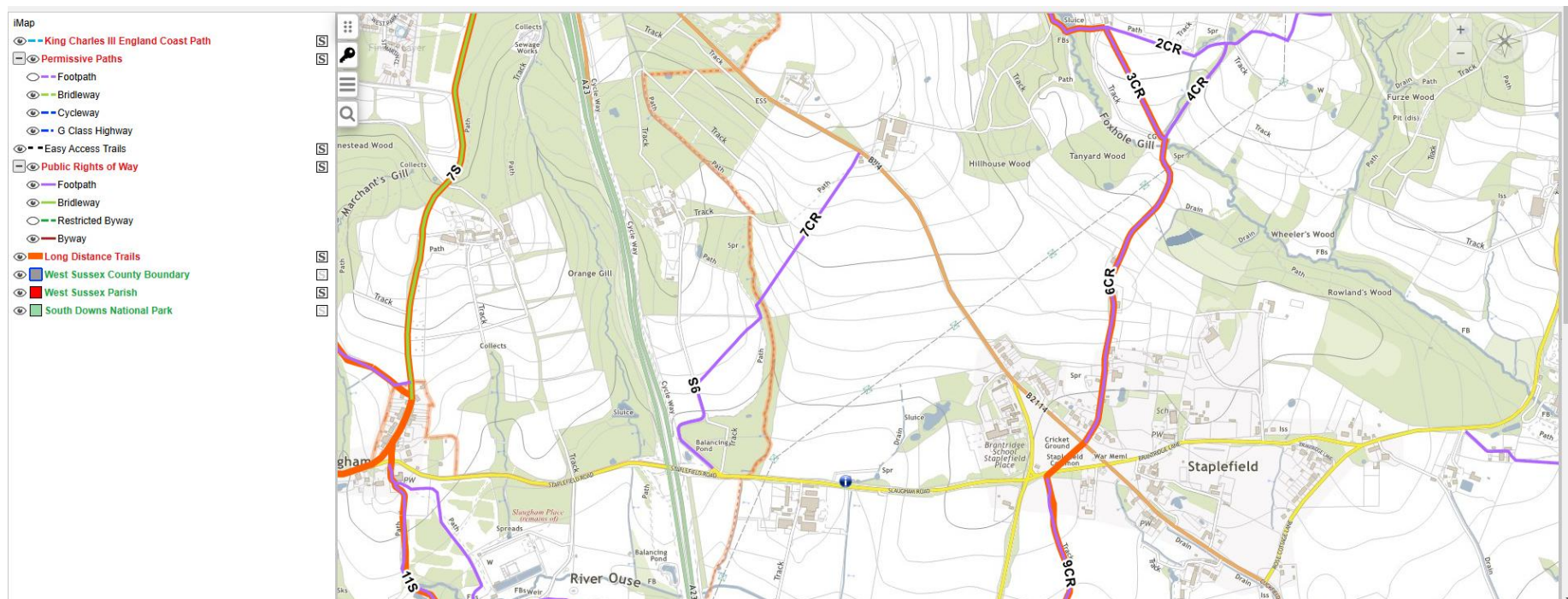
Current national and local planning policy, encourages the re-use of suitable redundant buildings in place of a completely new construction that would impact the surrounding areas. The redundant building at The Old Woodyard is therefore suitable for extension and inclusion into the family home as it is; a permanent construction being capable of re-use without substantial reconstruction or extensive alteration, the low level of activity will not have an impact on the character of the locality or impact other residents or countryside users; vehicular access and servicing arrangements are existing and satisfactory and a continued 'commercial' use is not viable.

Design and Access Statement, Flood Risk Assessment, Structural Statement, Sustainability Statement and Planning Statement

The Old Woodyard, Staplefield

Proposal Continued

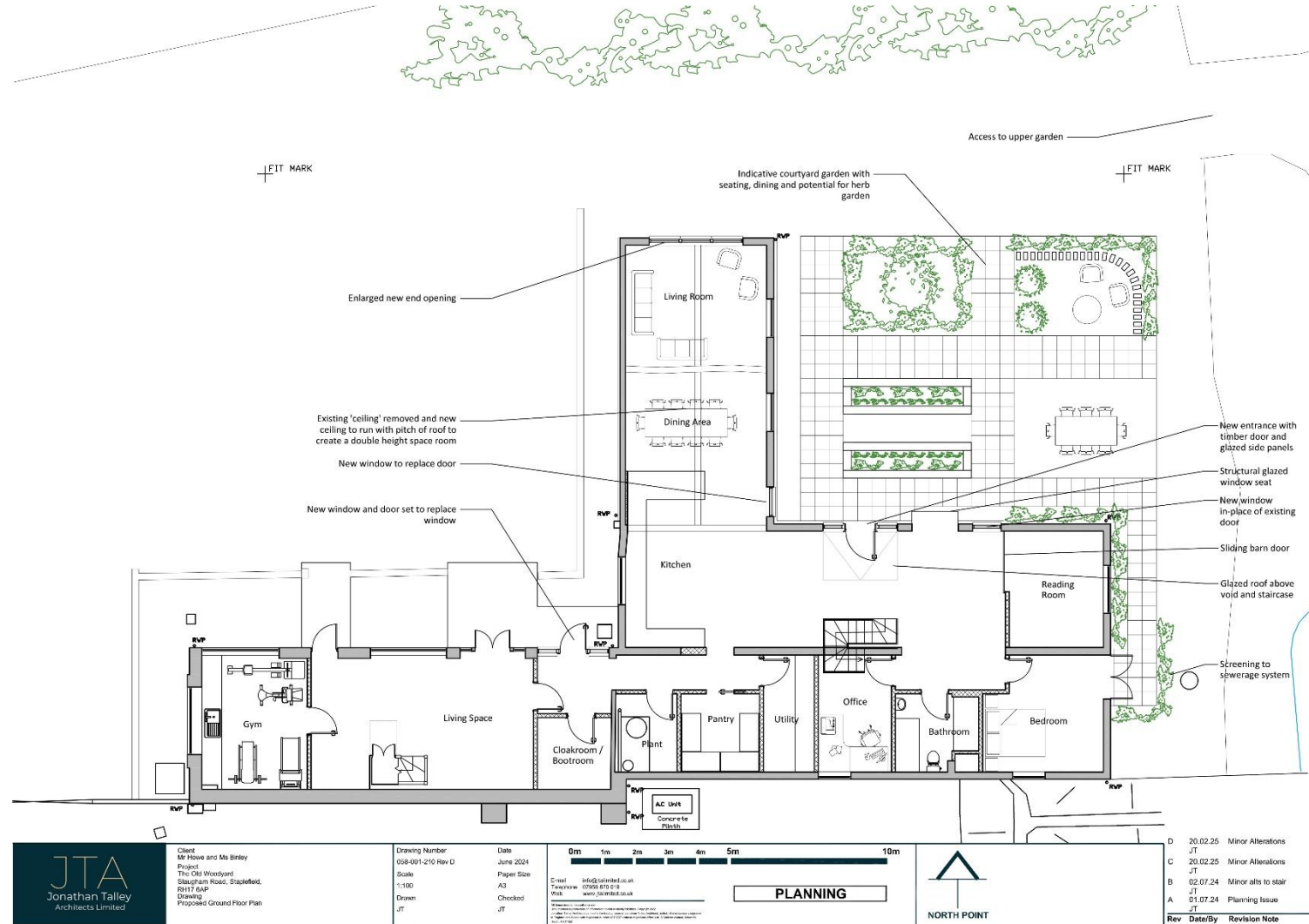
It should be noted that the alterations required will not materially affect the appearance of the building when viewed from Slaugham Road, the proposal is also considered to preserve the character of the wider landscape. As the footprint is not looking to increase and nor does the proposal look to increase the roof heights, it is thus keeping within the scale and character of the surrounding area. Although there is an increase in glazing, this is facing the fields that have minimal potential for access and therefore a negligible potential view of the property. The closest right of way is approximately 450m away at an angle and about 700m away directly North and across three fields each with an established hedge boundary so an obstructed view – right of way map below



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The Old Woodyard, Staplefield

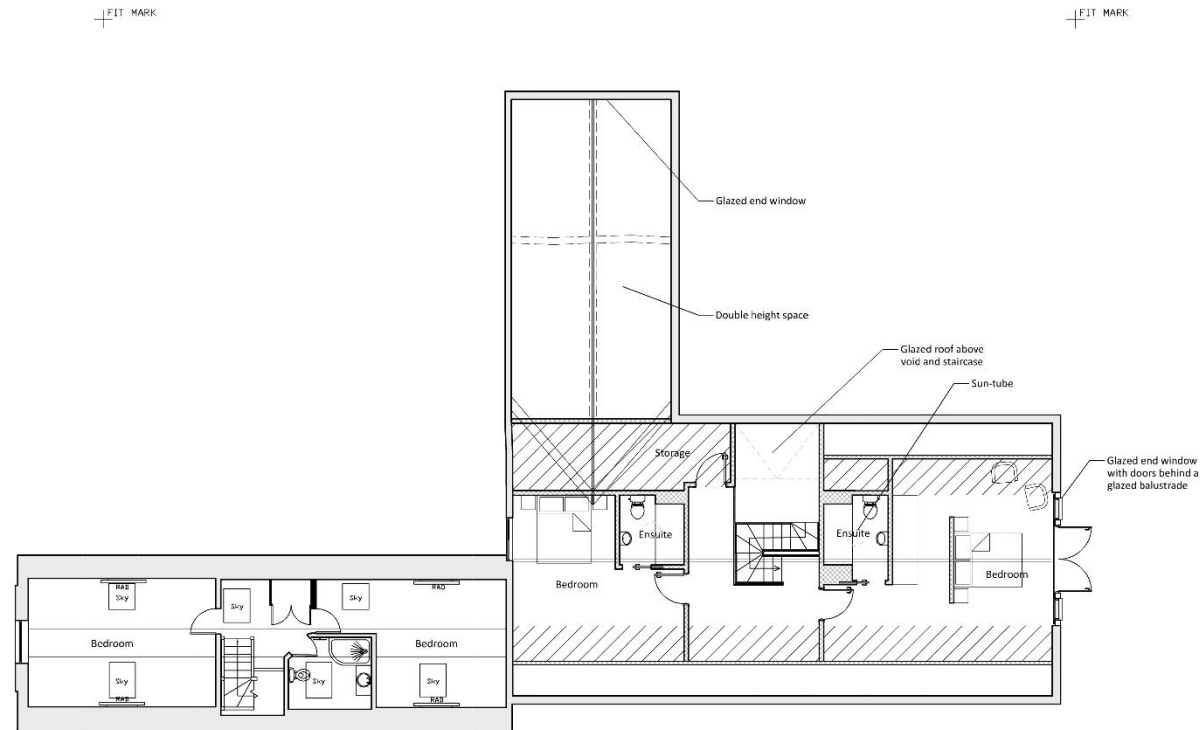
Proposed Ground Floor Plan

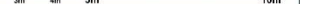


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The Old Woodyard, Staplefield

Proposed First Floor Plan



	Client Mr Henry and Ms Riney	Drawing Number 059.001-211 Rev C	Date June 2024		 NORTH POINT	C 20.02.25 Minor Alterations			
	Project The Old Woodyard	Scale 1:100	Paper Size A3	PLANNING		JT 02.07.24 Minor alterations			
	Location Staplefield, Gloucestershire	Drawn JT	Checked JT			JT 01.07.24 Planning Issue			
	Drawn JT	E-mail info@jtalley.co.uk				JT 20.02.25			
	Proposed First Floor Plan	Telephone 01959 815 019				Rev Date/By Revision Note			

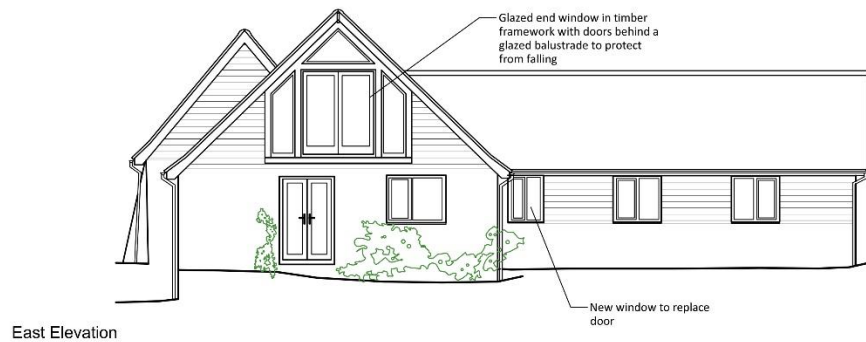
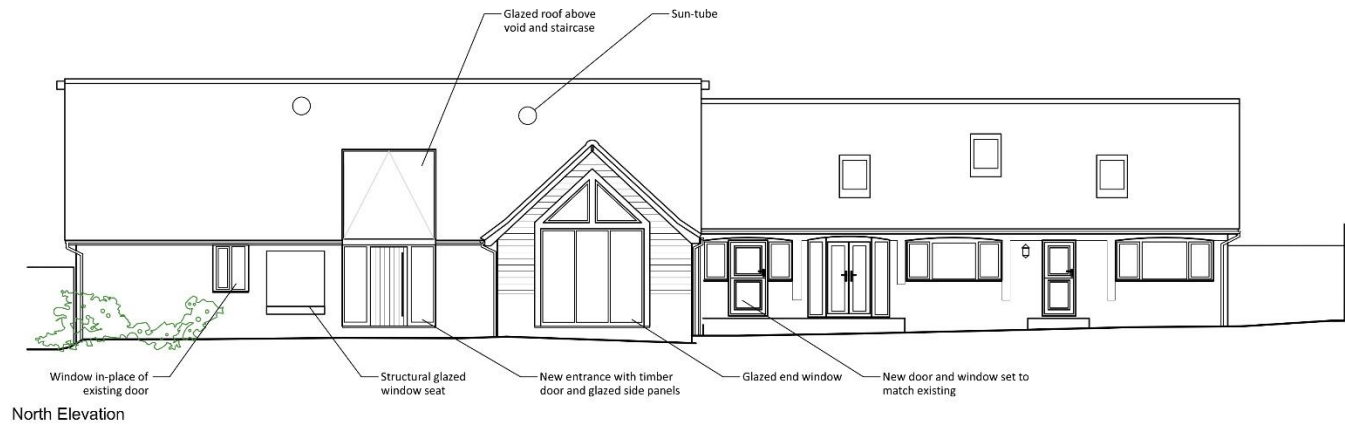
Proposed Roof Plan



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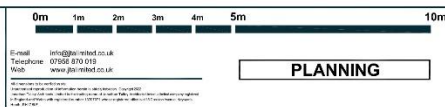
Proposed Elevations



Client:
Mr Hows and Ms Birley
Project:
The Old Woodyard
Staplefield Road, Staplefield,
RH17 6AP
Drawing:
Proposed Elevations
Sheet 1

Drawing Number
058-001-310 Rev B
Scale
1:100
Drawn
JT

Date
June 2024
Paper Size
A3
Checked
JT

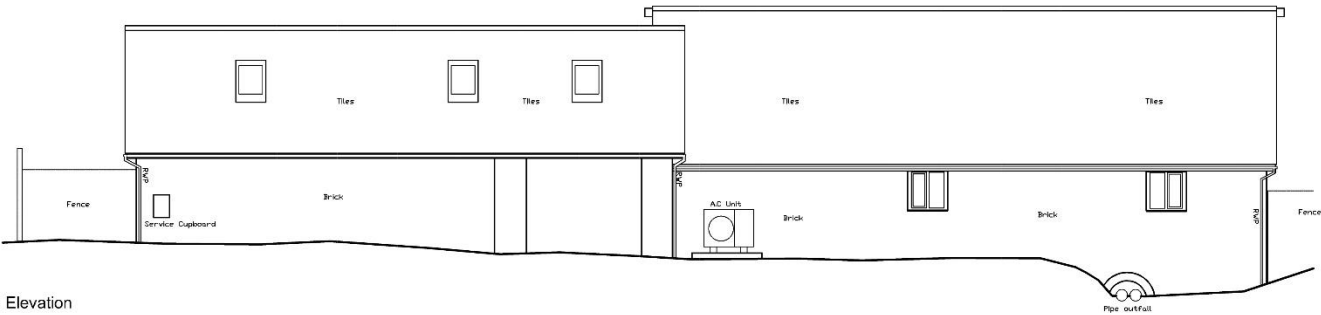


Rev	Date/By	Revision Note
B	20.02.25	Minor Alterations
JT		
A	20.02.25	Minor Alterations
JT		

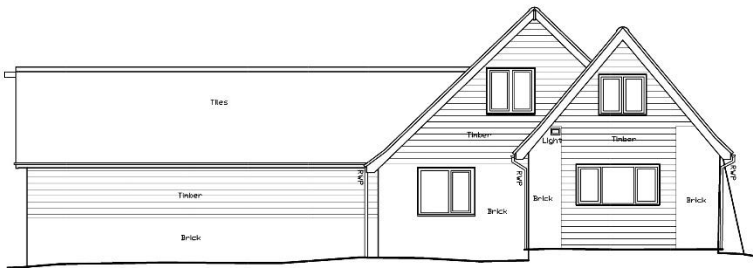


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The Old Woodyard, Staplefield



South Elevation



West Elevation

JTA

Jonathan Talley

Architects Limited

Client: Mr Howe and Ms Binley
Project: The Old Woodyard
Site: Staplefield Road, Staplefield,
RH17 6AP
Drawing: Proposed Elevations
Sheet 2

Drawing Number: 058-001-311 Rev -
Scale: 1:100
Drawn: JT

Date: June 2024
Paper Size: A3
Checked: JT

0m 1m 2m 3m 4m 5m 10m

PLANNING

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A	20.02.25	Minor Alterations
Rev	Date/By	Revision Note

Parking and Vision Splays

In terms of parking the existing site has significant capacity for several cars. This is currently in an informal configuration and this will be maintained. It is not proposed that an increase in vehicles would have an impact of the parking nor on the vehicle movements from when the property was solely a working woodyard, several years ago. The hardstanding on the site allows for easy manoeuvrability and for both frontwards entering and frontwards exit of the site. This is the case for both domestic and emergency vehicles.

Vehicle access and service arrangements have already been subject to consideration during the previous approved application with although it was some time ago, it was confirmed that the arrangements are satisfactory for vehicle movements to and from the site onto Slaugham Lane. It is not thought that this opinion should change. With a domestic use, it is not thought that the impact will increase from what it is now.

The previous approved scheme indicated that splays of 2.4m x 105m are achievable within the highway to the east and 2.4m x 130m to the west and this was accepted by West Sussex County Council. This arrangement is to be maintained and continued as approved.

Landscaping

It is proposed that there is a limited amount of landscaping implemented within the scheme to establish a courtyard garden within the 'boundary of the building footprint and the higher lawned garden. It is proposed that this would be using permeable materials and obviously be of a domestic scale suitable for a dwelling. It is not thought that this would impact the views of character of the area nor impact anyone other facilitating the enjoyment of the new dwelling.

When the applicants purchased the property, the property and surroundings had not been overly cared for and had been left with scrap vehicles and debris, which they have now cleared. They have also set out to maintain and enhance the boundary hedging and have looked to re-establish the hedging in places where it is sparse. Upon advice from the Woodland Trust the applicants have planted a mix of Hawthorn, Blackthorn, Dog rose and Field Maple in significant numbers.

They have also started to establish a stumpery that is a garden feature made from parts of dead trees, such as logs, stumps and bits of bark that is similar to a rockery. Stumperies can be a single stump or a large display of fallen trees, and are often planted with shade-loving plants like ferns, hostas, and primulas. It is advised that stumperies can be a great way to add interest to a shady part of your garden, and they also provide an enhanced habitat for wildlife. The dead wood in a stumpery offers food and shelter for many invertebrates, including woodlice, solitary bees, and wood-boring beetles. Frogs and similar animals may also take shelter under the logs, and the abundance of food may attract birds.

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The Old Woodyard, Staplefield

Materials

In regard to external finishes, it is proposed that the main materials used are to replicate the existing materials – brick and timber cladding.

It is proposed that part of the roof is removed and replaced with a glazed infill to flood the entrance area with natural light. The remainder of the roof will stay tiled as existing.

It is proposed that the gable ends are opened up with glazing that again will allow the internal areas to make use of the natural light and also provide views across the garden and fields. This glazing is proposed to be 'framed' with timbers enhance the aesthetic.

It is proposed that samples are not submitted due to the ongoing difficulties with this being accepted by the vast majority of Local Authorities.

Sustainability

Sustainability is very important to the applicant, not only in reducing energy usage and therefore reducing bills, but also for the environment. It is proposed that the works start with a 'Fabric First' outlook. High levels of insulation and airtightness will be initially very important and provide a starting point to build from.

It is proposed to utilise natural light as much as possible and reduce the need for lighting during the day. Any lighting will be proposed to be low energy fittings such as LED bulbs. In addition, any specified white goods will be as economical as possible with efforts made to utilise A+ rated fixtures where possible. The use of solar PV is being considered but this will be decided on once an economic assessment has been undertaken.

Water consumption will be designed to be 110l/p/d as per guidelines, with the use of low flow taps and showers etc and dual flush WC pans etc. In terms of drainage foul drainage pipework is already in situ and the use of a cesspit unit is already evidenced for the existing building. Surface water drainage is already in place and it is not proposed to alter this existing provision. There are no 'extended' elements and therefore there is no impact on the surface water drainage.

Documents Submitted

Design and Access Statement
24-096-BS - The Old Woodyard Bat
Survey Report
058-001-100 Site Location Plan
058-001-101 Site Block Plan
058-001-103 Existing Context Plan
058-001-200 Existing Ground Floor
058-001-201 Existing First Floor
058-001-202 Existing Roof Plan
058-001-210 Proposed Ground Floor
058-001-211 Proposed First Floor
058-001-212 Proposed Roof
058-001-300 Existing Elevations 1
058-001-301 Existing Elevations 2
058-001-310 Proposed Elevations 1
058-001-311 Proposed Elevations 2

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Flood Risk Assessment

This is a flood risk assessment prepared to accompany the Planning Application for a rear extension at The Old Woodyard

The Environment Agency Flood Risk Checker for the property highlights the following;

Rivers and Sea Risk

Very low risk Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Surface Water Risk

This flood risk summary reports the lowest risk from surface water

Reservoir Risk

Flooding from reservoirs is unlikely in this area.

Ground Water Risk

Flooding from groundwater is unlikely in this area.

Mitigation

With the property being highlighted as within a surface water flooding risk area, mitigation measures could be provided.

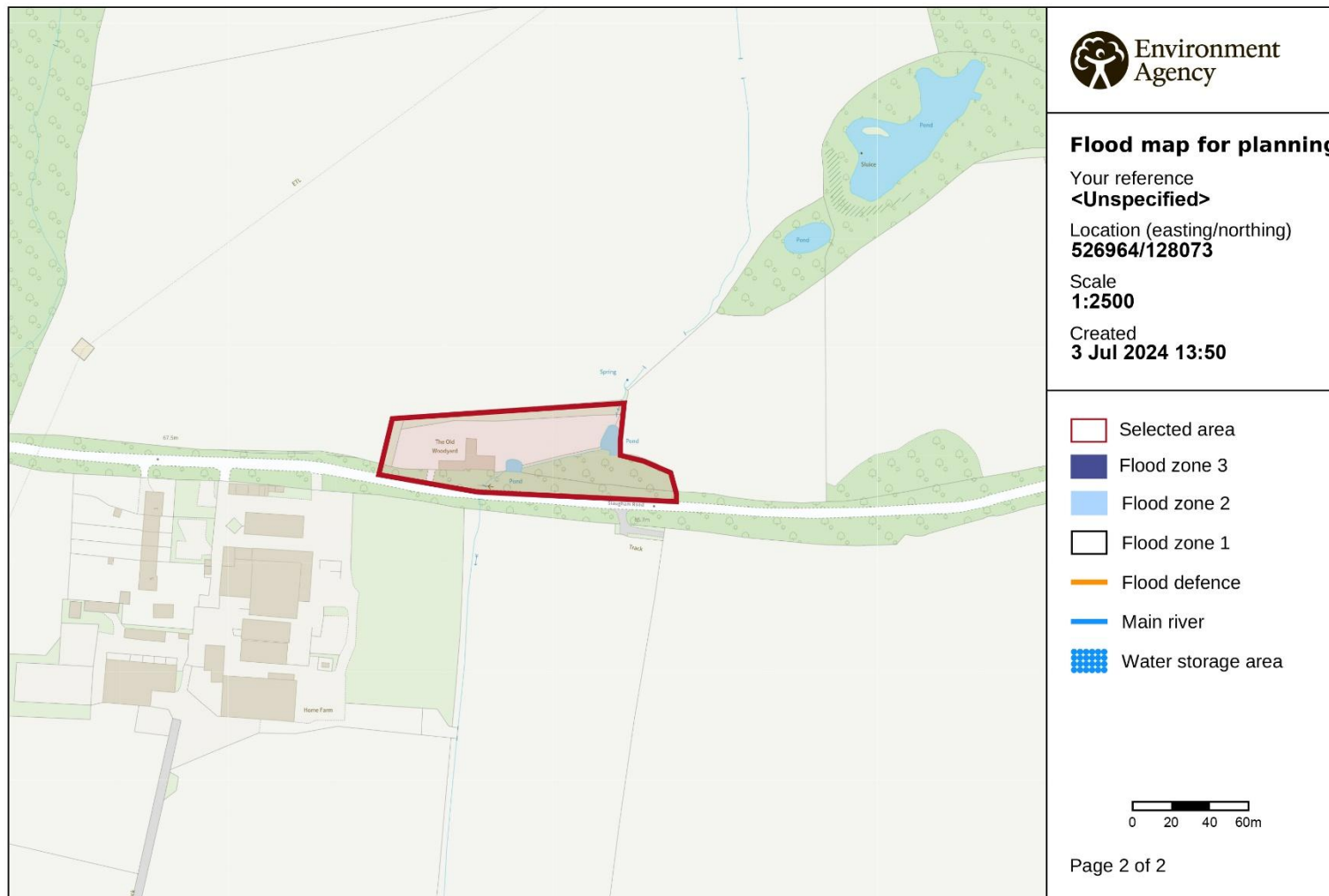
The mitigation measures proposed do not extend beyond those usually provided and would include:

Retention of existing surface water drainage around the house.

Use of permeable block paving into a suitable base or the use of drainage channels into the existing surface water drainage provision

The proposal does not include for any extended buildings to be provided; therefore it is proposed that the existing drainage arrangement is maintained and no works to the drainage are included.

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Photos



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Photos



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Photos



Conclusion

The application is being made to facilitate the extension of the existing property to enlarge the existing home by using a disused part of the building. This is an appropriate and sustainable way of extending the existing dwelling.

In terms of materiality, it is proposed that the new materials are selected to complement the existing to ensure any work undertaken blends with the existing house. The previous works to the property has shown what can be successfully completed and construct a suitable family home.

The proposed development makes use of an empty existing part of the building. As the building already exists it provides an opportunity to undertake development with minimal impact to the area of outstanding natural beauty. There are some works to the external elevations, but these should only be seen as an enhancement for both the future inhabitants and the views of the property - even though these are minimal views.

It is hoped that the Local Authority supports the application as there is no impact on the neighbouring properties nor the streetscape or the localised countryside. The home owner enjoys the siting and views from their property and wants to make efforts that their property makes a valuable contribution to the area. Currently the 'vacant' building has a negative impact but with the 'extension' of the existing property to a larger family home, there will only be a positive impact. The character of the AONB will be maintained and preserved.

Importantly it should be noted that it is unlikely that any modern agricultural use could be made of the building in the future. Thus, this is a good, practical and suitable use of a redundant building and is suitable for development into a home.

Should a site visit be required please contact Jonathan Talley Architects directly. We look forward to your comments and subsequent approval, however please do not hesitate to contact us to discuss any part of the application at your earliest convenience.

On behalf of Jonathan Talley Architects Limited

