



Roger Joyce Associates
CHARTERED ARCHITECTS

Design Statement
and Heritage Statement for a re-application of
Y10/0676/SH and Y10/0678/SH
(incorporating Y11/0062/NMC)

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Change of use and Conversion of a Barn
at South Lodge Farm, Stelling Minnis



For Mr Kevin Gray
ref 18/203 April 2019

Introduction:

This design statement is prepared in respect of the resubmission of Y10/0676/SH, and Y10/0678/SH, dated 30/09/2010, and 10/09/2010 respectively.

Work was started (on consolidation of the Barn's framework) in 2012, and the applicant mistakenly believed that he made a legitimate start on the work, and that it could be resumed at any time thereafter.

However, in 2018, work began again on the conversion, and, in discussion with the planning department, it emerged that not all Conditions had been discharged, and that in actual fact, the planning application(s) had lapsed

This application seeks to reinstate the consent(s), and to discharge as many of the Conditions as possible, in order to achieve a 'Condition free' set of consents.

DESIGN (use, amount, layout, scale, landscaping & appearance)

The **use** is as a C3 Dwelling House – The Barn is NOT Listed

The **amount**

The total area is based on the existing Barn Plan and amounts to a total habitable area of 142.5sq m on two floors.

The **layout** is illustrated on the attached drawings, and consists of open plan living area, with kitchen, and enclosed bathroom and Utility Room on the Ground Floor, and two bedrooms, one with ensuite, on the first floor, with a linking galleried landing across the open central bay

The **scale** – is dictated by the form and volume of the existing Barn.

Landscaping – the site is in an open rural setting, having been once a farmstead.

The boundary fronting the lane is tree-lined, and the adjacent Listed Farmhouse has a mature domestic landscape to the south. The site surrounding the barn, that will become the domestic curtilage, is devoid of planting. So, a vernacular scheme of indigenous species has been designed, to create a setting for the barn, and to create a suitable enclosure offering some privacy for the new occupants (and at the same

time, to provide habitat for wildlife). A separate access from the lane has been designed.

Appearance – the design of the new dwelling is conditioned by the existing barn, and original features such as natural oak boarding to walls, and a thatched roof, will complete the vernacular appearance of the conversion.

Sustainability – the house should be built to at least 20% higher than Building Regulations standard and will be super insulated. Energy efficient measures such as underfloor heating, water recycling, MVHR ventilation system, and a central woodburning stove will all add to the sum of a low energy eco-dwelling

Overlooking/Interlooking

There should be no issues with overlooking adjacent buildings, as there is a generous amount of space between barn, house and sheds

Consultation

The question of outstanding Discharge of Conditions has been discussed with the original Planning Officer for the development, and this re-submission is based around the advice we received:

Y10/0676/SH:

1. Standard Time Condition
2. Compliance with approved plans (in this context, we have incorporated the amendment approved under Y11/0062/NMC
3. Materials will be identified in the application drawings
4. Parking and turning area is identified on Drawing No 1823/01 (Rupert Davis)
5. Visibility splays and sight lines are identified on the submitted block plan
6. An updated Bat survey has been commissioned, and a mitigation strategy is included (based on KB Ecology ref 2010/02/06, dated 1 July 2010)
7. A biodiversity enhancement scheme is submitted as part of this application
8. A hard and soft landscaping scheme is submitted as part of this application, that includes an implementation programme, and maintenance schedule
9. Standard removal of PD Rights
10. Surface Water and sewage disposal scheme is included in the application drawings

11. The Geo-Environmental site report ref RC/AF/2590/10 has been updated, and the recommendations set out carried out, and a supplementary report submitted with this application.
12. Noted
13. Noted

If further reports are required as part of the LPA Validation Procedure, we will react as required and provide all further information, during the determination period.

Y10/0678/SH (Listed Building Consent, in view of the proximity of the Listed Farmhouse)

1. Standard Time Condition
2. Compliance with approved drawings
3. Details of thatching to be submitted **in advance of the thatching being carried out** – this is a seasonal activity that is crop-dependant and can only be confirmed in the relevant season. The Master Thatchers Association will be consulted in good time, and their advice taken on board.
4. Matching Materials to be used – all identified on the submitted drawings
5. Rainwater goods similarly identified on submitted drawings, and to powder coated aluminium
6. The approved joinery drawings are resubmitted with this application
7. The approved structural appraisal will be brought up to date in view of the consolidation work that had been undertaken, and the approved scheme of repair is attached with this application

If further details are required as part of the LPA Validation Procedure, we will react as required and provide all further information, during the determination period.

Pre-application advice

The initial advice given by Julian Ling outlined the situation described above, and in November 2018, we submitted the latest set of updated drawings and reports, and requested guidance as to how to proceed....

The advice we received repeated the legal position regarding the lapsed consent, and advised that a new application be made – hence this application

One or two issues were raised by the Planning officer giving the advice (Julian Ling having left the Council), that we would like to answer herewith:

The emerging Places and Policies Local Plan Policy HE1 states:

Policy HE1 Heritage Assets The Council will grant permission for proposals which promote an appropriate and viable use of heritage assets, consistent with their conservation and their significance, particularly where these bring at risk or under-used heritage assets back into use or improve public accessibility to the asset.

We would like to know how the proposals would be inconsistent with this Policy, as they seek to secure an appropriate and viable use for the (non-designated) Heritage asset.

Section 66 of the T&CP Act seeks to ensure that proposals 'preserve or enhance the building or its setting'.

Again, we consider that nothing in the proposals is contrary to this, as the setting is not compromised, in fact will be enhanced, and the proposal seeks to preserve the building, giving it an appropriate and viable use. The minor modifications are considered to be proportionate and relative to the level of protection afforded to a non-listed building, that has a historic functional and locational relationship with the neighbouring (Listed) Farmhouse.

Conclusion

We respectfully ask that this application be determined as speedily as possible, in view of the condition of the barn, that is open, and that needs completing, in order to safeguard the building for future use.

The process of reassessing the reasons for the lapsed consent, and the time that it has taken to assemble the supporting documentation, and to get pre-application advice, are likely to have taken a toll on the exposed frame, and time is now 'of the essence'

Roger Joyce, Architect

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