

17 April 2021

# Design, Heritage and Access Statement

## Land At Buckmore Farmhouse, Beckham Lane, Petersfield

### Re Submission of Approved Scheme SDNP/17/00538/FUL

### Application for Full Planning And Listed Building Consent



## Resubmission of Plans

This is a resubmission of the previously approved application with reference SDNPA/17/00538/FUL. The existing approved expires in July 2021 and therefore the applicant seeks to extend the existing permission. The drawings and documentation are as per those approved within SDNPA/17/00538/FUL.

## 1 Background

Buckmore Farmhouse is a grade II listed dwelling along Beckham Lane in Petersfield with a substantial open garden stretching out towards the East. The property lies within a settlement boundary the South Downs National Park. The farm has not been active for some

considerable time farm and has gradually been sold in parts with the main buildings now divided between two owners. The barns situated to the west of the farmhouse have recently been converted into offices. The field to the south of the application site is designated in the Petersfield Neighbourhood plan as a light business park and is currently under construction for such a use. The fields to the North of the application site are earmarked for a further business park as area B1 under the Petersfield Neighbourhood Plan. The application site will hence in the future be surrounded on all sides by a built up and substantially more urban environment.

The applicant is the current occupant of Buckmore Farmhouse which includes the application site. There is an extant planning permission on the site for a single detached two storey dwelling with garage.

## 2 Pre Application Advice (relating to SDNPA/17/00538/FUL)

Full pre application advice was sought early autumn 2016 with the reference number SDNP/16/04800/PRE. The scheme put forward was for a terrace of 3 dwellings followed up with a meeting with the SDNPA case officer. The advice given was in general that the site remains suitable for development but that the proposed scheme possibly represented overdevelopment and could impact negatively on the setting next to the listed building. It was also suggested that the appearance could better related to the vernacular of the existing farm buildings. The following extract is taken from the advice given.

*“the principle of development is acceptable and an alternative development on the site may be more appropriate. It is advised that a revised design be put forward that details a more traditional rural style building, with a design to reflect the existing agriculture vernacular and be complimentary to the built forms and scale of buildings in the area. The listed farmhouse should remain the principal building and additional proposed development ought to be subordinate to Buckmore Farmhouse and sympathetic to its setting.*

*It is also considered that a maximum of two dwellings may be more appropriate on the plot, offering better spacing, a smaller area for parking, cycling and bin storage and greater space for additional landscaping and outside amenity space.”*

The scheme proposal has subsequently been significantly revised and is now seen as more comfortably volume positioned in a barn like configuration with a visually enhancing appearance. Additional space has been allocated to parking and amenity space thus reflecting the character of the area better. The proposed is clearly subordinate to the listed building in height with the ridge line as illustrated on the submitted plans lower than the approved extant planning permission for a single dwelling.

The application was subsequently approved under SDNPA/17/00538/FUL.

### **3 The Approved Plan**

The details approved under SDNPA/17/00538/FUL are replicated within this application. There are no changes to the design or details as set out in the current approved scheme. The current scheme was approved 9<sup>th</sup> July 2018.

### **4 Proposed Scheme**

The revised proposal comprises of a pair of semi detached dwellings replacing the single detached dwelling option with detached garage.

The plot is currently accessed from Beckham lane along a narrow single lane track. To the South of the site lies open field which has approval for a business park. The business park is currently under development and nearing completion. Further South West is the BP service station, hotel and fast food outlet. The local environment is seen as more suitable for two smaller dwellings rather than one.

#### **4.0 Location**

The site lies in the grounds of Buckmore Farmhouse. The farmhouse and adjacent converted barns are Grade II listed farm buildings. The Barns have recently been converted into office premises.

Maintaining the orientation of the proposed building along the back fence keeps the view of Buckmore Farmhouse on approach up Beckham Lane. Increasing the gap between the listed building and the newly proposed will ensure it is subordinate in nature.

#### **4.1 Size**

The design concept is based on utilising a similar footprint to the approved scheme with the main ridge line of the building kept slightly below that of the approved scheme i.e. 7m above floor level. The now proposed layout is for two 4 bedroom semi detached dwellings. The gross external footprint of each dwelling would be 127.5m<sup>2</sup>.

#### **4.2 Siting**

The proposed building is positioned approximately in line with the currently approved scheme i.e. parallel to the hedge row behind and the rear boundary line of the site. This will ensure that the view from the east of Beckham Lane towards the listed Buckmore Farmhouse is maintained. The proposed linear barn like arrangement will complement the setting of the listed building similarly to that of the approved scheme which had a wing returning back towards the road.

### 4.3 Appearance & Materials

The now proposed design is based on a barn agricultural vernacular incorporating good quality detailing and traditional building materials. The ground floor will be finished with multi good quality stock brick facings whilst untreated timber weather boarding will be applied to the first floor. Traditional slate finish to be used to the roof which is shown at a traditional 30 degree pitch. These volumes and materials are referenced in the nearby area, farmhouse and barns.

### 4.4 Schedule of Accommodation

The proposed accommodation to be spread across 2 floors.

#### Plot 1 & 2

**-Area :** 127.5 gross external floor area.

**-Description:** 4 Bedroom semi detached property with private garden and 3no. parking spaces.

**-Accommodation:**

Ground floor: - Open plan Family/Kitchen living area, separate utility, hall and WC.

First Floor :- 1 no. Master suite, 3no. Double Bedrooms and Family Bathroom.

**-External & Parking:** 3 no. Private parking spaces. Private garden

### 4.5 Parking

The proposal provides 3no. parking spaces per dwelling which is .seen as ample for this location. There is sufficient space, as indicated on the site plan drawing number 502-102, for vehicles to enter, turn and exit the site in a forward gear.

### 4.6 Landscaping

There are no existing trees on the proposed site. Existing boundary hedgerows will be protected, preserved and extended to wrap around the development once completed. This is seen as a positive measure for enhancing the habitat for wildlife as well as maintaining the rural lane appearance of Beckham Lane. There are no known protected species on the site. The existing septic tank will be removed and relocated within the curtilage of the site with a new tank sized appropriately to serve both the new and existing dwellings.

#### **4.6.1 Soil Management Plan**

All soil that is displaced in the construction of the new footings will either be used elsewhere on site or disposed of at a certified/licensed tip. Receipts of all disposals should be kept and made available should they be required.

#### **4.6.2 Ecology**

An ecosystems services statement is attached to this application. The build area is on land which is laid to domestic lawn. The hedgerows are to be protected during the build.

#### **4.7 Lighting**

Only domestic-style down-lights over the parking area, footpaths and door openings, as well as standard security lighting, are to be introduced as light sources.

#### **4.8 Energy**

The buildings will be highly insulated to exceed the latest building regulations standards. All windows are to be minimum double-glazed and of minimum u value of 1.6 w/m<sup>2</sup>k. Energy consultants will be appointed to advice on most appropriate use of renewable energy sources including the possibility of introducing Air Source Heat Pumps or solar panels. All light fittings are to be energy efficient.

#### **4.9 Sound**

Normal sound levels are expected during the contract period as only standard practices are to be employed. The proposal is for a domestic dwelling to accommodate the applicants family, so no unusual sound levels are anticipated after completion.

### **5 Heritage Statement**

The green field site proposed to be developed is a parcel of open land without trees or shrubs laid to lawn and partially surrounded by by mature hedge rows. The plot of land would be subdivided off the gardens of the grade II listed building Buckmore Farmhouse. An approved scheme for a large single dwelling confirm that the site is deemed as suitable for residential development.

It is understood that the view from the approach track Beckham Lane of the grade II listed building is of importance. The visual need to fit in with the farm context has also been noted. The proposed building is hence set at an angle so not to interrupt the view of Buckmore Farmhouse from the East. The design concept is based on a simple rectangular barn configuration clad with timber boarding to the first floor with multi coloured stack bricks to the ground floor all below a simple pitched slate finished roof.

References to lighting and sound can be found elsewhere in this statement.

## 6. Conclusion

The proposal is for a pair of semi-detached dwellings which are sympathetic in character to the local surroundings. The building will be set back from the lane but still relating to neighbouring properties by reflecting visually the simplified form and materials use from a local agricultural vernacular.

The proposal is to use well-detailed, traditional materials that are appropriate to this site. The intention is to add a building which is appropriate to the countryside setting by creating a design that is visually appropriate and subordinate to the listed building. The proposal is seen as a high quality addition to the local area, providing much needed family homes for the Petersfield area.