

Upper Barn Woodside Farm Gosport Road Privett Hampshire GU34 3NJ

Conversion of Barn to 2 x 2 bedroomed dwellings as a variation of
Approval SDNP/13/04256/FUL

Design and Access Statement

Landscape and Visual Impact Statement

Ecosystem Services Statement

Dark Night Skies Assessment and Schedule

Flood Risk Assessment

Soils Management Plan

Heritage Statement

DESIGN AND ACCESS STATEMENT

LOCATION

The former farm buildings at Woodside farm have almost all been converted into dwellings, although the original farmland remains part of an agricultural holding. The buildings form part of an informal grouping that include a pair of mainly flint faced barns that are semi detached and different in character.

These two agricultural barns were granted planning permission SDNP/13/04256/FUL to be converted into two self-contained dwellings. These two buildings consisted of a smaller lower-level barn used as a garage joined a larger higher-level barn.

The higher level barn is taller and has the characteristic cart and winnowing openings to both sides. The smaller of the two barns has been fully converted into into a self contained dwelling. In turn the upper barn is connected to an adjoining cottage

APPLICATION

The upper and larger barn has not yet been converted into a dwelling. The original permission converts this larger barn into a three bedroomed house.

This current application seeks to vary this permission so as to convert this larger barn into two smaller, two bedroomed dwellings.

The application site is 498 M2 and the application building footprint is 104 M2.

The building described in this application is the same as the approved structure in all respects and no further development is being requested.

DESCRIPTION

Both barns have mass flint wall construction with brick quoins and the traditional, decorative and also functional horizontal bands of stabilising brickwork. They have slate covered roofs and there is some use of horizontal lap boarding.

The application barn is situated and connected to 2 dwellings, one the smaller barn at a lower level and two, a small cottage to its east elevation. In the approved application barn conversion the walls, roof slopes and openings are largely unaltered. This application follows these precedents.

The pitch angle indicates that the original covering was mostly probably also slate and not plain tile or thatch. This would indicate therefore an original construction post dating the introduction of the national railway system during the later 19c. This in turn allowed for the relatively easy nationwide distribution of the cheaper slate

materials for roof coverings from the continent. The use of this material encouraged wider spans at lower pitch angles. Indeed a railway line ran past the actual site with a station at East Tisted. The railway was opened in 1903, but there would have been earlier connections already in Fareham and Alton

The roof structure material is mainly sawn softwood together with a small quantity of oak including two horizontal beams, but little else. Because of this combination of materials it is possible that an earlier structure essentially a barn on the same site was adapted during the latter part of the 19 century and given what is essentially a new roof structure using some element of rescued materials from the earlier building. There is no clear evidence for this except that the combination and disposition of the materials hints at it. A serious fire or collapse may have been the reason.

The result is that the roof structure has little visual, practical or historic merit so that the introduction of a complete first floor would not cause the loss of any significant fabric. The two main lengths of oak and some sundry short strut can be easily integrated into the conversion. Overall it can only be described as a long lasting jury rig.

APPLICATION DETAILS

This new application proposal like the existing approved one all fits within the existing envelope. In practical terms there will be very little visual difference between the original planning approval and the proposed conversion. All the main walls, roofs slopes and openings would remain essentially the same as the current approval.

There would be a minor alteration to the large west facing barn door opening as at this point there is a division between the two dwellings. This would be detailed in oak. Together with this there is an alteration to the east roof slope to include two further high-level Velux style roof lights to the east roof elevation. These roof lights would be located at high level and thus beyond the level that a person inside the conversion would be able to see out and down into the adjoining gardens

Each unit would consist of a large open living space on the ground floor incorporating a kitchen and dining area and on the first floor there would be two bedrooms and a bathroom. The gross net internal area of these two units would be 38.40 M2 on the ground floor and 31.25 M2 on the first floor.

The total usable net internal area is 69.64 M2 and the UK Government space standards recommendation for a 3 x person 2 x bedroom unit is 70 M2. However this structure provides far greater bedroom storage areas than the UK standard.

As this is a conversion not a new build the shape of the building has to be allowed for. Here the upper floor where part of the ceiling is sloping (skilling) the floor area measurement given (31.25 M2) is for the area that is over 1500 mm in clear height.

Again to follow the national guidelines 75% of the whole measured first floor area (ie the 31.25) must have a ceiling height of 2300 mm. In this case it is 80% at 2300 height. In addition there will be a considerable area (unmeasured and not included above) under 1500 high which will provide a reasonable area of storage.

Both units would have some external amenity space, two parking spaces, a cycle store, bin and recycle storage facilities. These areas are shown on the enclosed site layout plan. There would be two additional visitor car spaces. Cars can manoeuvre satisfactorily with respect to the public right of way and farm ways and are 160 metres from the public highway

The external treatment, the walling repair, the types of windows and openings and roof refurbishment would be entirely the same as that granted under and within the existing planning permission. Indeed there will be very little different visual difference between the existing planning approval elevations and the proposed elevations, open space treatment and cycle stores and bin stores.

Internally and physically the subdivision is not onerous and is a relatively straightforward conversion as in the existing planning approval a first floor deck will be constructed to provide the space for the bedroom accommodation and bathroom.

In order to comply with the appropriate thermal performance of the building regulations the existing walls, roof and floors would be internally lined and well insulated to the standard in the Building Regulations of a new dwelling. For persons unfamiliar with recently built dwellings the current thermal performance far exceeds virtually all older houses. This in turn allows for much greater flexibility in the heating system installed. The space needed for such environment quality standards is allowed for in the internal space computations.

The materials would largely be the existing ones visually, to be repaired with matching materials with the addition of new window and door joinery with oak framing to the main west opening, all to approved detail as may be requested by the LPA. The roof lights with the dark sky black out roller blinds would be semi sunken into the slate slopes and finished in mid grey. Rainwater goods to be black uPVC.

AS TWO UNITS

This application has been submitted because it is felt that two smaller two bedroomed units would be more appropriate in this context than a larger three bedroomed dwelling. There are several reasons for this, the principal one being that one and two bedroom accommodation units in this rural area are very difficult to find. Barns like this are generally converted into larger family houses usually having three or four bedrooms.

It is worth noting that the SDNP Local plan 2019 notes under Affordable Homes Para 3.37 says... *"Affordable dwellings may be substituted with 2 bedroomed dwellings, in recognition that 2 bedroomed dwellings are more adaptable to changing need, for example, where a couple have children whilst living there."* This is an application for use in the private sector but I believe the sentiment reasonably applies across ownership patterns. The Plan also comments in Paras 7.34/5 suggesting that the provision of *'smaller family housing for younger households'* is desirable

The setting this particular building between two smaller units and also a small cottage abutting to the east side suggest that large single dwelling is not the most appropriate solution to the reuse of this building.

The demand for housing for single or two-person accommodation for working people in the countryside in this area is quite substantial and is generally overlooked as private dwellings tend to be of the larger size with several bedrooms or they are sometimes specialist retirement conversions. Accommodation for younger working people is therefore in great demand.

As noted visually and externally there is very very little difference between a conversion into one dwelling or conversion into two dwellings. There is sufficient external space to provide some amenity space, appropriate levels of car parking and cycle bin and recycle storage facilities.

At a technical level the conversion to 2 smaller units or to one larger one makes very little difference. All the structure needs to be overhauled, the windows and openings are essentially the same and the work to provide a safe modern and comfortable thermally efficient environment is much the same whether it is one unit or two

Provisions for surface and foul drainage, access to bin and recycle facilities and removal and access to the public highway can all be dealt with in a perfectly satisfactory manner and with minimal alteration to the existing approvals and setting out.

NOISE

Apart from the period of construction there would be no further generation of noise beyond that of normal dwelling occupancy

BIODIVERSITY

The building is part of a approved planning consent where all required reports regarding species and biodiversity were drawn up inspected and approved. Work on this consent has started. This application in practical terms only seeks to vary the

internal building remodelling without changing in any material way any surroundings to the approved structure or species habitats.

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

It is not envisaged that there will be any alteration visually to the existing approval in any material way. The building and the openings in it are all existing and the external materials will essentially only be overhauled or replaced with like materials, ie new timber door frames in the existing openings. A passer by would not be able to discern any material alteration of the building save for a small new cycle store only slightly larger than the one already approved.

To this end it will not be necessary to disturb the surrounding ground or visual landscape to any material degree. The views from the surrounding locations will remain exactly the same.

ECOSYSTEM SERVICES STATEMENT

The building is existing and has been in place for well over 100 years and will be conserved for the future. The lime mortar, brick and flint exterior with its low energy and low carbon footprint will remain. The flints would have been gathered off of the far fields, the lime converted from chalk in local quarries and ovens and the bricks probably fired no further away than Selborne, Alton or Fareham. With care and some walling repair this structural envelope can easily be sustained for at least another 100 years if not longer.

The roof although a hybrid (mongrel) of older pre 1850 and newer sawn Victorian and Edwardian softwood will be mostly retained and supported by similar lengths of the same material. Likewise the new floor decks will be essentially timber. So the basic envelope will have a quite low carbon footprint.

Any new vehicle hardstanding surfaces will be permeable so as not to increase rainwater runoff. The recent foul drainage system installed a few years has the capacity to deal with the two smaller units as opposed to one larger one so no further disturbance save for some connections is envisaged. The same applies to roof rainwater as this is unaltered

The technical quality of the internal space created by these proposals at contemporary environmental standards will create comfortable smaller dwellings both terms of space, function and environmental performance. Allowing for rising energy costs these units should be amongst the cheaper dwellings to keep warm in winter.

Because of the low embedded carbon of the structure and the high thermal performance the ecological impact of use as dwellings may be considered to be

quite modest. A final point is that all the main environmental works to create a low carbon low energy use in this building are passive in character and do not rely on mechanical systems primarily to create a sustainable and good quality dwelling. This will allow choice and adoption of different service systems in the future.

DARK NIGHT SKIES PROVISIONS

All 4 of the roof lights will be fitted with blackout blinds and suitable curtaining/blinds will be fitted to all glazed openings. Minimal output low level down lighters will be fitted on timers/internal switching to the vicinity of the two dwelling front doors for security reasons. No other external lighting is envisaged.

FLOOD RISK ASSESSMENT

The location and much of the surroundings over several square kilometres is in EA Flood Zone 1. That is to say there is in effect no flood risk.

CiL

The applicant acknowledges liability incurred with respect to the Community Infrastructure Levy, should any arise.

SOILS MANAGEMENT PLAN

There is no intention or need for excavation at this site save for a small amount of topsoil to allow for a base for the cycle store and for the bin and recycle area. Any topsoil removed can be spread onto farm land used for arable purposes proximately 50 metres distant and in the same ownership

HERITAGE STATEMENT

The barn is quite old, perhaps even much older than its roof. As on many if not all farms the growth and spread of buildings is fairly random depending on the needs, whims and material availability. The two barns are quite attractive, very much in the character of this part of Hampshire.

The complete building grouping with the other houses and cottages is slightly less well balanced with different materials and forms so it does not gel as well as some. Nevertheless there is a certain basic picturesque quality. Indeed these two barns add a considerable amount to this composition with the walling and different slightly industrial roof shapes.

There are only quite minimal public views and those of walkers passing by but the shapes, materials and composition add in a small way to the character of the site and overall location

The nearest listed building is North Lodge to Basin Park (Grade 2) on the A32 Gosport Road but it has no visual or historic connection with the application building.

CONCLUSION

The principle of use for a residential purposes has been established by statutory approval. The development has been commenced and although this unit has not yet been converted the permission is tied to the already converted element and establishes the principle.

The external and visual alterations necessary to provide for two smaller dwellings requires very little alteration externally to the building.

There is a need for one and two bedroom units in the national park and this is alluded to specifically in the South Downs National Park Local Plan 2019

The size of the units that can be created is very closely in line with the national current recommended new housing space standards

The design of the two conversions is not forced or awkward and creates two straightforward two bedroomed dwellings

The requirements of part L of the Building Regulations, as they have been recently upgraded, will produce dwellings with low energy consumption and an all year round comfortable internal environment and at relatively low running costs.

The external fabric is perfectly capable of reuse and has a very low embedded carbon footprint as many of the materials would've been derived from the site itself and if sensitively repaired be capable of lasting for many years to come.

Mick Morris AADipl RIBA Architect
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See also

Site photos
Baseleine Assessment Checklist
CiL Form

Local validation List
Plans, Elevations, Site and Location Plans