

DESIGN AND ACCESS STATEMENT

In support of an application for:

**Installation of Photovoltaic Panels
to new flat roof of proposed
Agricultural Outbuildings to Animal Hydrotherapy Unit
at
Brick House, Church Lane,
Hunsdon, SG12 8LG**

February 2024

Note:

The following document was submitted in support of the previous Planning Application and Listed Building Consent reference nos:

Town & Country Planning Act 1990 Consent - 3/22/2068/FUL;

Listed Building and Conservation Area Act 1990 Consent- 3/22/2069/LBC,
which were granted with conditions on 30th March 2023.

As the current application is for the installation of PV panels to the development granted under the previous application, it has been advised that the previously submitted supporting documentation, whilst not specific to the current application, is still relevant and pertinent.

(Email advice received from the Principal Planning Officer, Ms D Verona, on February 7th, 2024).

Statement to be read in conjunction with submitted drawing nos.

554/TP/20 - Existing Plans, Elevations & Sections.

554/TP/21 - Proposed Plans, Elevations & Sections.

554/TP/22 - Proposed Site/Roof Plan.

554/TP/23 - Block Plan.

554/TP/24 - Site Location Plan.

DESIGN AND ACCESS STATEMENT

In support of an application for:

**Extension & Conversion of Existing Disused
Agricultural Outbuildings to Animal Hydrotherapy Unit
at
Brick House, Church Lane,
Hunsdon, SG12 8LG**

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1.00 INTRODUCTION

1.01 This Design and Access Statement is submitted on behalf of the Applicant to meet the requirements of The Town and Country Planning (Development Management Procedure)(England) (Amendment) Order 2013 as they relate to a Planning Application and Listed Building Consent for the extension and conversion of existing disused agricultural buildings at Brick House, Church Lane, Hunsdon, SG12 8LG.

1.02 This statement has also been prepared in accordance with the requirements of Circular 01/2006 including amendments contained in "Guidance on Information Requirements and Validation (March 2010) in support of, and to assist the Local Planning Authority with the determination of a householder and conservation application submitted on behalf of the Applicant.

1.03 The proposed extension is detailed on the following drawings.

554/TP/11 - Existing Plans, Elevations & Sections.

554/TP/12 - Proposed Plans, Elevations & Sections.

554/TP/13 - Proposed Plan & Longitudinal Section.

554/TP/14 - Proposed Site/Roof Plan.

554/TP/15 - Block Plan.

554/TP/16 - Site Location Plan.

2.00 DESIGN

USE

- 2.01 The outbuildings to be converted are within the curtilage of the Listed farmhouse known as Brick House. Although of no notable significance in their own right, they are Listed by their association to the adjoining farm complex and form part of what was previously a working farm.
- 2.02 The outbuildings have been allowed to fall into disrepair by their previous owners and, in their current condition, are largely unusable with the exception of one small part of the southern building which has been modernised into a domestic garage.



- 2.03 The proposal is to renovate the existing buildings and join them together with a small 'link' extension to create one usable building which will house the animal hydrotherapy and physiotherapy centre, to be run by the current owners of Brick House.

LAYOUT

- 2.04 The proposed plan maintains the general shape of the buildings as they currently exist, with a link formed within the gap between the two buildings, so the overall layout of the buildings on the site will remain unchanged.

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- 2.05 The site is bounded by land which is designated as part of the proposed, extensive, Gilston Park Development, part of which will see the neighbouring large timber threshing barn converted to commercial/retail use.

AMOUNT/SCALE

- 2.06 The proposed link extension will be modest relation to the existing buildings forming only approximately 16% of the overall floor area.
- 2.07 Elevationally, the link will be subservient to the existing buildings, with a lowered flat roof and set back slightly from the line of the existing wall to the east elevation, facing the house.
- 2.08 The existing eaves level is to be maintained, with the necessary additional headroom beneath the existing roof trusses being attained by lowering the level of the existing floors.
- 2.09 The existing roof structure is to be retained and re-covered, and the introduction of insulation within the build-up of the new roof covering (as required by the Building Regulations) will result in a nominal increase in height of the roof covering and ridge line, which will be determined of the thickness of insulation required.

APPEARANCE AND MATERIALS

- 2.10 The shape of the existing roof will be maintained, with a central ridge and hipped ends. The existing sheet roofing material will be removed and replaced with and insulated pitched roof covered with natural slate to reflect how the buildings were originally constructed.
- 2.11 The roof of the proposed link will be subservient to the pitched roofs of the existing buildings, being mainly flat and at a lower level.
- 2.12 Existing door and window positions are to be generally maintained in order to respect the original form and appearance of the existing buildings. Replacement doors and windows will reflect the materials of the existing.
- 2.13 Timber posts are to be inserted into the existing mortices within the original opening for the 'Chaise House' (currently the location of the modern garage door) to replicate the original construction. New glazing is to be installed behind the posts.
- 2.14 The external materials to the proposed link, ie. vertical timber cladding, glazed timber screens and 'lead effect' GRP roof covering are to be intentionally different from the materials of the existing buildings, avoiding attempts to match the existing and potentially 'falsify history'. The proposed materials are, however, sympathetic to the agricultural and rural setting.

3.00 ACCESS

- 3.01 Access to the property as a whole will be unaffected by the proposed development, whilst access to the buildings to which the application relates will be improved by alterations to the existing external ground levels to facilitate level entry into the hydrotherapy unit.

4.00 CONCLUSION

- 4.01 The proposed change of use, refurbishment and extension to the existing Listed Buildings has been carefully considered by the building owners and the designers, whose intention it is to maintain the character of the existing buildings in respect of their Listed status and surroundings whilst creating an ongoing and sustainable function for the currently redundant and neglected buildings, thereby ensuring their preservation and continued maintenance.
- 4.02 The proposed use of the buildings as an animal treatment centre is entirely appropriate to the agricultural setting of the property and a viable commercial function is in context with the intended commercial redevelopment of the adjoining property.
- 4.03 It is therefore reasonably concluded that there would be no material conflict with the relevant policies of the local plan or the protection afforded by the Listing of the buildings, and accordingly the applicants look forward to the granting of the planning permission in due course.

Note:

For further relevant information regarding the status, history and former uses of the application site and surroundings refer to the accompanying Heritage Statement, prepared by Peter Bell Historic Building Consultancy.