
Design, Access & Heritage Statement

Osier Dell, Manor Farm



PROJECT
PARTICULARS

Client	Mr & Mrs Walters
Reference	Barn conversion
Location	Osier Dell, Manor Farm, Manor Rd, Hayling Island, PO110QW
Job no	5384
Date	16/06/2017

Introduction

This design and access statement has been prepared by PWP Architects in support of a planning application for part of the conversion of a grade II listed stable on Manor Farm, Hayling Island. The works are being made to provide accommodation for Mr and Mrs Walter and his future family, and to bring the farm complex 'a new lease of life into the future' (John Townsend, Conservation officer to Havant Borough Council, 2012).

The stable block was listed by Historic England in 1988 and reads as follows:

"Stable block with hayloft above. C18, probably c1777 when The Manor House was built. Red brick with some grey headers in Sussex bond. Peg tiled roof. Brick eaves cornice. Side facing The Manor House has 1 opening to hayloft, 1 cambered casement and wide opening at ground floor level. Side facing yard has 2 loading doors to hayloft and 2 cambered wooden casements. Interior has angled queen strut roof with staggered purlins and no ridgepiece. Ground floor has chamfered beams with run out stops. 2 wooden stall partitions and fixed ladder against wall to hayloft".

These notes, supported by site visits, expert opinions, and further research forms the basis of this report, as well as explaining the principles behind the scheme, placing it in a social and historical context, and outlining how the proposal meets the relevant planning policies. It should be read in conjunction with the submitted drawings, the Phase I and II eco report and the Havant Borough Council letter from John Townsend (conservation officer).

Site analysis

The site is situated in the rural, North-West side of Hayling Island, off a private road that serves 2 other properties - Manor House and Mr & Mrs Walter's house (see figure 1 & 2). The farming complex was originally related to the listed Manor House, but this has since changed ownership and is now divorced from this parcel of land. As a result, what is deemed to be the stables principle elevation faces partly onto this neighbouring property's garden wall.

The northern face of the property faces the working farm yard. The majority of the agricultural outbuildings surrounding this loose courtyard plan are of redbrick, with typically gabled corrugated iron roofs, and few external openings. Perhaps the oldest outbuilding is a grade II listed 18th century eight bay barn, with original threshing doors still intact.

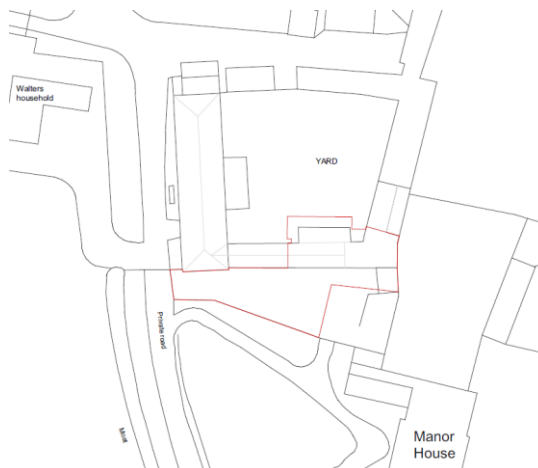
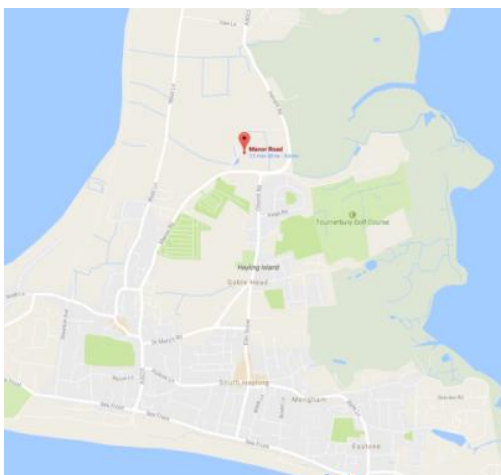


Figure 1 - Map showing site position. Source: Google maps.

Figure 2 – OS map showing converted stable block position within yard. Source: Google maps

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The flint base supports a timber boarded frame, suggesting it was built before the widespread and mechanised production of brick. Its roof is hipped at the south side, and half hipped at the north.

Also contributing to the frontage of the yard is an additional 1970s lean-to that once served as further stables. However, since then, it has been used as ancillary farm storage and for poultry, contained by chicken fence. Its simple brick and timber clad construction is subdivided into 3 stalls, and protected by a corrugated metal roof. Though it does not share the stable's historical value, its footprint is still significant. The same applies to the unstable, roofless East side of the property, which has deteriorated but still forms part of the history of the farm. This part once extended to meet the stables on the west side of the yard to create a fully enclosed corner. You only have to look at the cart doors loosely hanging from the iron hooks of the archway (figure 4 & 5) to understand how the building was once used.

Internally, the main stables block is partitioned into 3 bays, with its largest bay featuring subdividing blockwork walls and supporting wooden posts, inset in concrete footings. The walls have been distempered with lime and mortar, but this is slowly disintegrating to expose the original brickwork. The floor consists of unstable floor joists, and a dilapidated lath and plaster finish (figure 6).

The cambered timber window cases are also in a poor state, but features such as the chimney can be left

intact, and merely cleaned up. The bay that the chimney features in has harnesses still hanging from its walls, suggesting that it was once a tack room, something that was usually only present on large more prestigious estates.

Mr Walter's family have successfully salvaged the majority of the stables by installing a clay tiled roof. The single sheet of corrugated metal at the eastern gable end also helped to enclose the building. This has kept the external envelope of the build structurally sound, including its beams and the queen post roof trusses.

The majority of the site is level so there is no restriction on access. Entry to the site is made from the private road via Manor Rd. The garden greatly suffices in size to provide parking but careful zoning will have to be considered to not disrupt views. This southern facing garden is overgrown but would provide lots of outdoors space for a growing family. It is bounded by brick and flint walls, as well as fencing and vegetation.

Planning policy

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 proposals which would affect the special interest of listed farm buildings require listed building consent and planning permission. As a result, a site visit was conducted by conservation officer John Townsend in January 2012 to offer guidance on the



Figure 3—South elevation of stables facing west (entrance to site)

Figure 4— South elevation of stables facing east.

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stable and its associated complex of listed buildings. He determined that 'a gentle repair/conservation' would be beneficial for the farm as a whole 'given the architectural significance of the group, their listed status, and the collective desire to see appropriate investment put in their conservation' (letter GEN/12/0040). This is supported by colleague Stephen Cantwell who agreed that 'Positive consideration would be given to a comprehensive package of proposals of which residential development could form'.

Historian Mr Edward Roberts also visited the site prior to Mr Townsend. His most recognised publication *Historic Farm Buildings in Hampshire* advocates the development of such agricultural buildings by stating: 'Historic farm buildings are often located in high quality landscape settings, and on sites where new development would not normally be permitted and as such a stable with planning consent for residential use would be a valuable asset'.

Hampshire City Council has assimilated information on historic buildings at risk since the 1970s and farm buildings have featured heavily every year. The East end of the stable - as confirmed by John Townsend's letter - is 'at risk' and needs to be saved before further deterioration. The national conservation body states: 'The best way to conserve a building is to keep it in use, or to find it an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see

to its long-term conservation' (Making Changes to Heritage Assets p1, para 3).

The stable must follow Historic England's condition of respecting the building's past. This entails the reconstruction of the derelict Eastern end as it was, with the roof as a continuity of the original stable and minimal alterations to the stable shell itself. As requested by John Townsend, the conversion will be 'exemplary in its execution' due to the engagement of an architect with sound knowledge and track record of dealing with such buildings' and who can 'maximise the use of the building without compromising their architectural/historic integrity'.

Though the property does not lie within the settlement boundary, housing in Havant is in shortage as stated in '*the proposals for new housing development in the borough up to 2036*'. To overcome the gap between the projected supply of housing and the need it is necessary to develop and help advocate such conversions.

The re-use of agricultural buildings has already been supported with *Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015*. This states that buildings that have been used for agriculture on the 20 March 2013 (or last used for agriculture before that date if unused on 20 March 2013) are eligible for permitted development. Though this proposal is exempt due to its listed status, this outlook should still be taken into consideration.



Figure 5 – The derelict East end loosely hanging cart door.

Figure 6 - existing floor with disintegrating render and exposed lath and plaster finish.

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Proposal

Conceptually, this scheme has been considered in terms of limiting the effect on the historic building whilst looking to return it to useful life as a family home. As a result, it respects the division of the property into 3 different zones – the original stables, the derelict east end, and the 1970s lean-to. Each zone has a different function with each function aiming to fulfil the needs and future wants of a growing family with modern standards of living.

The original stables

This part of the build will undergo the lightest of touches with the removal of the dilapidated ceiling but the retention of all the beams and foundations. The inclined floors will need to be levelled, thus requiring the removal and recycling of the brick paving.

The first bay will serve as an impressionable double-height entrance to the home. It is well lit due to the existing wide opening and hay loft window above that creates a welcoming and logical threshold to the property. The glazing will be set back to create a porch area, and to minimise external reflection and impact. The abundance of natural light will serve to illuminate the neighbouring kitchen/diner area, through a new glazed opening.

Placing the kitchen/dinner in the original stables area directly from the entrance makes the heart of the home easily accessible. It also creates a strong connection with the garden, and makes it easier to supervise. In contrast to the entrance, the kitchen/diner will be single height to accommodate the master suite above. This creates a traditionally cosy family space, but one that remains social and modern by keeping it open plan.

Exploitation of the roof space for the master suite will necessitate some light alterations to the ties of the queen post trusses. Refer to the method statement for further detail. Access to the master suite will be made from the entrance via a spiral staircase. This will be small in feel to denote private circulation, but semi-industrial in look to reflect the building's agricultural past. The private sensation is enhanced further by not being exposed to the bedroom immediately after reaching the first floor. Instead, a short corridor with access to the dressing room is halted by a blank wall, creating a more dramatic entrance to the bedroom.

Borrowed light from the gallery space and the existing hay loft opening will illuminate this room. The louvre will maintain privacy from the neighbours whilst evoking the vents that are typical of old agricultural buildings. A new dormer window and conservation roof lights on the least public, northern elevation of the property will help brighten the master suite further. The adjoining bathroom will necessitate a new opening, but this will be minimal in size and

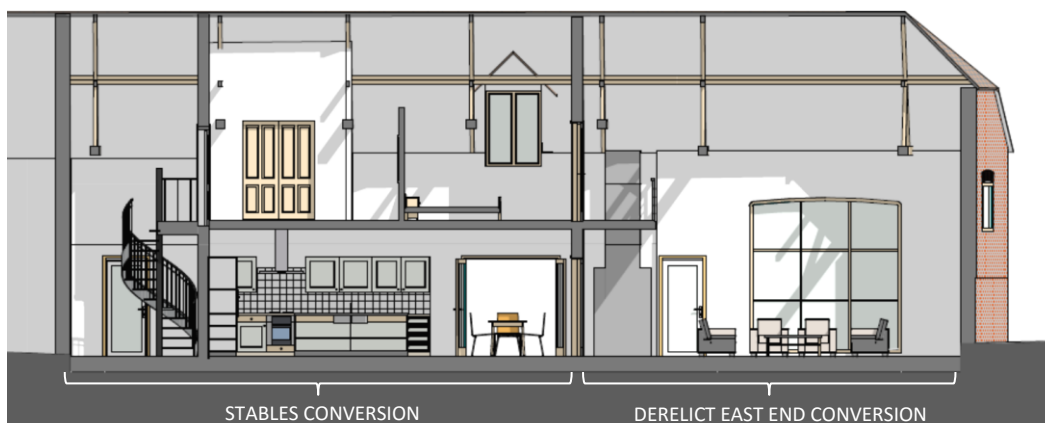


Figure 9 – longitudinal section through double height hall, kitchen (with master suite above) and double height lounge.

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follow the original rhythm of solid to void on the south elevation.

The derelict east side

The derelict East side of the property will be reconstructed like-for-like to accommodate a double height lounge with an overlooking gallery space. Its roof trusses will be exposed and match the existing queen post structure.

A new glazed opening between the dining area and lounge will transfer natural light into the main stables, and create a greater connection between the family spaces. This fluidity translates itself outside with a patio area running the length of the house.

The make shift gable end that once separated the derelict from the protected will be removed to welcome the original chimney (figure 7) as part of this room. A traditional cast iron stove will be integrated inside. It will have a single flue to minimise the impact on the roof from the exterior. This stove, alongside under floor heating, will provide heating for the property.

The biggest source of natural light will come from the reconstructed archway. A high fixed glazed cambered opening also helps illuminate the room. It evokes the hayloft openings you can find on the other facades. On the same Eastern elevation there is a doorway to respect the original opening that once stood in its place.

The lounge's unconventional shape is derived from the build's original footprint on which it will be built on. Using this boundary also allows space for potential guest extension on the west side of the property.

The 1970s lean-to

This more recent addition (figure 8) was poorly constructed so will be replaced by a new extension to accommodate 2 spacious bedrooms, a large family bathroom. It also includes a utility room that provides an alternative entrance to the property. This new construction follows a similar scale and shape of the original lean-to.

It is connected to the old stables by a modern, top lit corridor with large translucent panes of glass at either end. The roof lights are strategically placed to denote access points and increase the natural light levels into the adjoining diner space. This corridor is not simply transitional, but offers valuable storage space, as well as acting as a buffer zone between the bedrooms and the main living space.

Materials

The existing clay tiled roof will be largely retained. A reclaimed equivalent will extend onto the derelict east part of the stables, and half hip to emulate the roof of its 18th century barn neighbour. For drainage, Lindab's galvanised steel with half round section gutters and circular sections for the downpipe will be



Figure 7 – Original chimney to be restored and make part of the new lounge space

Figure 8 – existing 1970s lean to facing yard.

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installed. This will enhance the agricultural aesthetic of the build.

The original brickwork will have to be repointed with a soft lime mortar. New bricks will have to match existing and conform to the Sussex bond and occasional grey header. The louvre and all new joinery will be oak with natural finish. It will be set back to highlight the original shell of the build. For further details refer back to method statement.

The roof of the rear extension will recall that of the neighbouring barn by adopting a metal standing seam covering as a modern equivalent to the yard's corrugated sheeted roofs. Its walls will be stained timber cladding and will link back to the stable by matching that of the new dormer window. This difference in materiality highlights the old from the new.

Landscaping

All flint and brick boundary walls are to be retained. Parking space is denoted by a simple gravel surface. It will lead on from a gate installed at the entrance of the site. A patio will run from this gate to the alternative entry point at the rear of the build. Vegetation will be planted along this patio to help conceal views onto the neighbouring Manor property.

Ecology

A phase I survey was conducted by Tristanna Cornwell BSc (Hons) (Natural England Class Level 2 Bat and Class Level 1 Great Crested Newt License Holder) on the 16th of January 2017 to identify any ecological impacts that may arise from the conversion. The report states potential for reptiles in the unmanaged patch of grassland, and evidence of a Barn Owl (*Tyto alba*), amongst other nesting birds. An artificial Barn Owl box will be erected within one of the nearby trees to provide an alternative roosting site, and permanent provision will then be introduced within the retained West section of the barn. Mitigation for the other species of birds includes two Schwegler 1B bird boxes to be erected within trees on site.

The Phase I report also found evidence of bats through the crevices made between, and under the roof tiles. The report stated: 'it is considered likely roosting bats will be present given the local activity previously recorded on site during Phase II surveys conducted on the neighbouring barn'. As a result, three separate surveys have been carried out within the active bat season (mid-May to September) to form part of the Phase II Protected Species Survey.

These surveys were carried out by Tristanna Cornwell, Kathryn Steele BSc (Hons), Carlos Milburn BSc (Hons) MSc and Darrelle Moffet from Ecosupport. It confirmed a maximum of seven bats roosting within the barn. Four Long-eared (*Plecotus Sp.*) bats, two



Figure 9 – Existing east gable wall permitting access for wildlife.



Figure 10 – overgrown garden bounded by flint wall with views over the Manor house

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Common Pipistrelle (*Pipistrellus pipistrellus*) and one Soprano Pipistrelle (*Pipistrellus pygmaeus*) were recorded. These are all species that have been subject to decline over the last decade.

A number of strategies have been put in place to minimize disruption to the species. This includes an optimum time frame for the removal of the roof tiles, which is September till late November, or March till mid-May. The works and capture of the bats (if necessary) will be supervised by a Suitably Qualified Ecologist (SQE), and under an EPSL obtained from Natural England. His/her role will also include educating the contractors on how to sensitively remove the roofing materials.

Prior to any works getting underway a 1FD and Schwegler 2F bat box will be erected on site. Roofing felt will be used, as opposed to Breathable Roof Membrane (BRM). Any new lighting should be sensor activated to minimise light pollution and therefore impacts upon foraging and commuting bats. In addition, a section of the barn will be set aside for Brown Long-eared bats. Due to part of the roof already being occupied for Barn Owl mitigation, and given the small numbers of bats, the size of the bat loft will be minimal (two meters in length) but maintaining the required 2m height.

The unmanaged patch of grassland will necessitate the gradual reduction of the grassland's sward height to encourage any reptiles to move passively into the surrounding area and out of harm's way. However,

this vegetated area also serves as a habitat for bats when they move between their roost and foraging grounds. Boundary vegetation and mixture of flowering plants, trees (including fruit trees) and shrubs will need to be planted to compensate this, and encourage a diversity of insects that sustains bats.

The landscaping of the garden is of great importance, and will necessitate a specialist to conform to all the mitigation and compensation techniques have been implemented. Therefore, we would request that the landscaping form part of the conditions for any approval that may be given.

Pre – application advice

Conservation Officer Peter Fellows visited the site on the 23rd of March to give a formal assessment of the proposed conversion. His comments were included in Planning Officer Lewis Oliver's report (GEN/17100213), sent on the 13th of April.

In accordance with Paragraph 131 of the NPPF (which deals on how heritage assets should be put to viable use), Lewis Oliver states: '*The conversion to residential represents the optimum use to preserve this heritage asset.*' This is supported by Peter Fellows comments, which emphasises that the fabric of the building has been well conserved, and is in-keeping with the rest of the yard.



Figure 11 – Example of bar loft owl proposed in Ecosupport survey.

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There is acknowledgement, in the past, that agricultural buildings not sitting within the settlement boundary (as defined by the Allocation Plan) should principally be commercial. If not, reasonable attempt should be made to secure business re-use, and proof of these efforts should be recorded. For this reason, it is suggested that PWP submit the list for uses that have been approved for the surrounding outbuildings, which includes B1 office use. This is to comply with Paragraph 55 of the NPPF which promotes sustainable development in rural areas, and advocates that new isolated homes in the countryside should be avoided. However, this is negated by 'a proviso', where exception to the rule is permitted if the development makes the best use of a heritage asset, thus leading to an enhancement to the immediate setting. PWP's proposal complies with this argument. During this time the building has deteriorated and now falls under the 'at risk' category. It needs to be sensitively developed before it fall into further disrepair, and not just affect its immediate surroundings, but also the outlook of the farmyard as a whole.

This argument is not the only support for a residential scheme. There numerous other reasons, as listed below:

1. A commercial venture would intrude on the privacy of its nearest residential neighbour – Manor House.
2. The stable block has a covenant that only allows for residential development.

3. A residential proposal helps maintain equilibrium between the existing commercial and residential surroundings. The yard already has offices and workshops to animate the farm during the day time. A residential scheme breathes a new lease of life – as well as security – to the farm beyond the 9 to 5 work hours.
4. No commercial rent would be viable considering the semi- derelict state of building.
5. A commercial venture would be more likely to pressure a heritage asset.
6. The scheme is not isolated, as it is a 5 min walk to the nearest bus route, and only a 10 minute drive from Hayling Island's city centre.

It is certain that the scheme will enhance the area as late additions such as the 1970's lean-to, which is agreed is *'is of no historical merit'*, will be replaced by an improved equivalent: *'it maintains a subordinate scale and appears to use materials which would contrast between the old and the new – yet not clash with or compromise the historic structure'*. Positive outlook also extends towards residential amenities, highways, and parking, where it is confirmed that this development will not create any significant adverse impact.



Figure 12 – Supporting steel posts in the 'stable' part of the scheme



Figure 13– Existing main entrance to the house

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CIL exemptions

As confirmed in the site analysis (paragraph 3) the building remains as ancillary storage for the farm, and most recently poultry. As the conversion involves a change of use from storage and poultry to residential, it conforms to one of CIL's exemptions. This particular exemption states that if a building is in continuous use for 6 months of the past 36 months then the floor area is seen as a change of use, and no CIL charge can be made.

Furthermore, the applicant intends on living in the property, which (once converted) will be his sole residence for himself and his future family. He will be commissioning the works from a contractor. Therefore, the scheme conforms to 54.A under "Exemption for self-build housing". Every measure will be taken to respect the rules that are associated with this exemption, including the relevant self-build exemption form, and evidence to confirm that the project is self-build 6 months of completing the home

Conclusion

This application is for the change of use from an ancillary storage and poultry enclosure to a new spacious, modern, family home that responds to the borough's housing needs. It has been agreed with the conservation officer Peter Fellows that the renovation

has been 'gentle', as the modifications that have been made respects the existing character of the building. A hierarchy has been established to denominate different levels of intervention, all of which maximises the use of the building without compromising its integrity.

The biggest challenge was the distribution of natural light in the main stables. This has been solved through a mixture of borrowed light, a small opening on the southern elevation, and roof elements on the northern, least prominent elevation. Other additions such as the louvres enhance the agricultural aesthetic of the build, whilst maintaining privacy from Manor House.

The overall look is harmonious as it *'appears to have been sensitively undertaken using a design that will still appreciate the character of the stables'* (planning report GEN/17100213). The scheme does 'have merit'. And since the NPPF no longer has a proviso in favour of business use over residential, Mr Walter's property will revitalise the yard and bring new lease of life to the area, and that's beyond the 9 to 5 work hours of the surrounding commercial outbuildings.

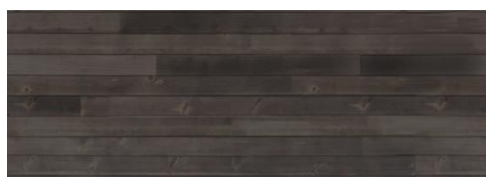


Figure 14 – Proposed timber wood cladding for dormer window and rear extension

Figure 15 – Existing red Sussex bond brick with occasional grey header

Figure 16 – proposed metal standing seam roof for rear extension

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