

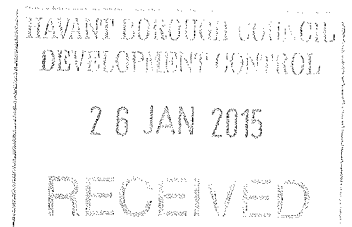
Planning, Heritage, Design & Access Statement

***'Antrims Barn', St Peters Road, North Hayling,
Hayling Island, Havant, Hampshire PO11 0RT.***

***Regularisation of alterations to Listed Building Consent
07/62510/001 & Planning Permission 07/62510/002.***



Prepared by Robert Tutton Town Planning Consultants Ltd
on behalf of Mr Sam Wilson



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Introduction

This Statement supports the application for planning permission and listed building consent for the proposed development. In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2010, this statement explains the nature and extent of the proposal and how it responds to the local environment, in its built and social/economic contexts. It has regard to key national and local planning policies relating to heritage assets and design. This Statement should be read in conjunction with the other supporting documents.



The approach towards the application site from the north, along St Peters Road

Context



The approach towards the application site from the south, along St Peters Road.

'Antrims Barn' ('the Barn') stands on the west side of St. Peters Road in North Hayling, within Havant Borough Council's administrative area and to the north of the church/village hall in St Peters Road. The Barn is a Grade II listed building that was listed in July 2004. Fine long views are enjoyed to the west, across open countryside. A service road beside the northern boundary affords access to agricultural land that lies to the west. Regardless of whether one approaches the site from the north or south on St Peters Road, public views of the Barn are foiled by substantial boundary vegetation; passers-

by may catch a glimpse down the access drive, however, of the substantial Barn that stands near the northwest corner of the application site.

Residents of this locality enjoy safe and convenient access to St Peters Church (just a minute's walk away to the north), Northney Farm Tea Rooms (5 minutes walk, to the north) and the Hayling Island Service Station (20 minutes walk, to the northwest for the sale of provisions and newspapers). Residents may travel a little further into the town centre of Havant, where a wide range of services and facilities is offered. Havant Road (20 minutes walk away, to the northwest) forms part of the route followed by two regular 'Stagecoach' bus services (Nos.30 and 31) that take passengers north to Havant town centre then onto Purbrook or south to South



'Antrims Barn' viewed from St Peters Road (east).

Hayling via Mengham and West Town. While it

is evident that residents of this locality do not *need* to use a private car to enjoy relatively good access to services (ie. this is an accessible, sustainable location), several cars can be parked on the forecourt area. Clear views from the site to the north and south along St Peters Road ensure that vehicles entering and leaving the site enjoy good visibility and are themselves seen clearly by approaching drivers, riders and pedestrians. The provision of secure on-site facilities for bicycle storage would promote the use of that alternative to the private car as a sustainable transport mode, as recognised at paragraph 32 of the 'National Planning Policy Framework' 2012 (NPPF), particularly for trips under five kilometres.

Section 38 of the 'Planning and Compulsory Purchase Act 2004' requires an application to be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise; an element of flexibility is provided which enables decisions to be made which may disagree with the development plan.

In his 'Written Ministerial Statement: Planning for Growth' of March 2011, Decentralisation Minister Greg Clark confirmed that the *'Government's clear expectation is that the answer to development and growth should wherever possible be 'yes' except where this would compromise the key sustainable development principles set out in national planning policy'*. Paragraph 14 of the NPPF reiterates that principle, by generating a presumption in favour of sustainable development and the approval, without delay, of proposals that accord with the development plan.

Paragraph 28 ('Supporting a prosperous rural economy') of the NPPF reiterates the Coalition Government's desire to *'...support economic growth in rural areas'* and take a *'...positive approach to sustainable new development.'* Notably, paragraph 55 ('Delivering a wide choice of high quality homes') promotes sustainable development in rural areas and provides for *a dwelling of 'exceptional quality or innovative nature of the design'* that would be *'...truly outstanding or innovative, helping to raise standards of design more generally in rural areas; reflect the highest standards in architecture; significantly enhance its immediate setting; and be sensitive to the defining characteristics of the local area.'* Paragraph 56 ('Requiring good design') records that *'Government attaches great importance to the design of the built environment.'* and *'Good design is a key aspect of sustainable development...'*. Paragraph 60 stipulates that local planning authorities *'...should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles'* but encourages *'...local distinctiveness.'* Paragraph 63 states that *'In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.'* Paragraph 64 generates a presumption in favour of development of good design that improves the character and quality of an area and the way it functions.

Of particular relevance in this case is Paragraph 131 ('Conserving and enhancing the historic environment') of the NPPF, which asserts that *'In determining planning applications, local planning authorities should take account of...the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.'*

Map 10 of the 'Havant Borough Core Strategy' (2011) shows the Barn outside the urban boundary (ie within countryside) and the Coastal Zone; it lies within the 'St Peters Conservation Area' but does *not* fall within a Flood Zone. Criterion 4 of Core Strategy Policy CS11 ('Protecting and Enhancing the Special Environment and Heritage of Havant Borough') generates a presumption in favour of development that *'Protects and...enhances the borough's statutory...heritage designations by appropriately managing development in or*

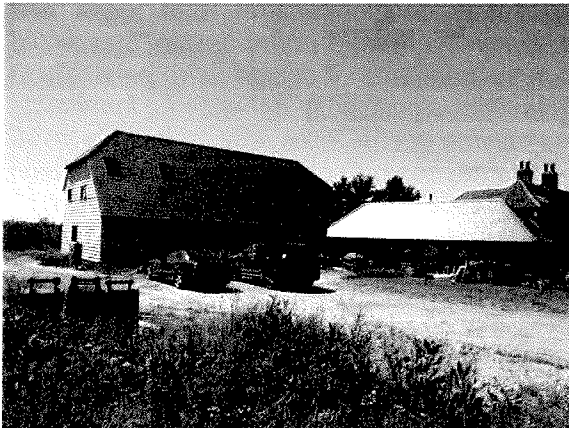
adjacent to conservation areas, listed buildings...'. Core Strategy Policy CS16 ('High Quality Design') provides for the grant of permission for development that is '*...designed to a high standard*' and satisfies six (of seven) criteria.

The locality is characterised by agricultural holdings and family dwellings in a wide variety of dwelling styles, formats and plot sizes (see aerial photograph on cover page). 'Antrims Barn' is a substantial 1.5-storey 'L'-shaped dwelling that stands



Antrims Barn was in a very dilapidated state in 2011.

30 metres to the west of St Peters Road; it is finished in light timber cladding beneath a barn-hipped slate roof. The major part of the barn is aligned north-south parallel to the western boundary of the site, with a modest single-storey element (a former wagon shed) extending eastwards from its northeast corner. The applicant's grandfather Ambrose Wilson was in partnership with Harvey Brown in the farming partnership of A.H. Brown Ltd. When Harvey Brown fell ill, he gifted his interest in the Barn to Mr Wilson who used it primarily for the storage of potatoes that had been grown on the farm. The area about the Barn ceased to be used as the main farm-yard and came to be used for fifteen years (ie until 2001) for the storage of old machinery.



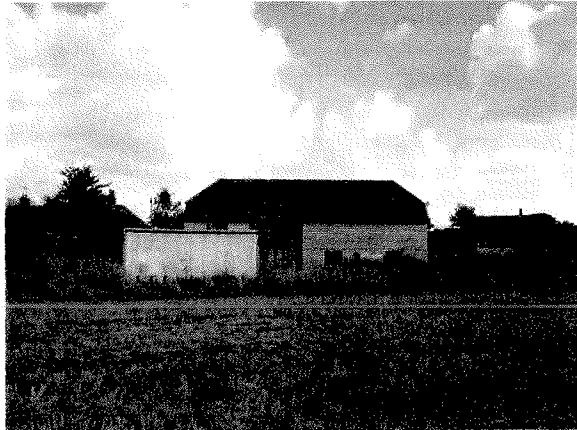
Antrims Barn, as looks today (viewed from the east)

Listed building consent (07/62510/001) and planning permission (07/62510/002) were granted by Havant Borough Council in July/August 2007 respectively for the conversion of the previously *dilapidated* agricultural barn - it presented a poor and impoverished appearance and in its previous state, detracted from the environmental quality of the locality and reduced pastoral pride - to its present day use as an attractive dwelling (together with the erection of a detached garage). Officers of Havant Borough Council recorded recognition in 2010 that '*...a structural report date December 2006 has been*

provided...This suggests that much repair work is required and the Council's Conservation Officer is in agreement with the report's findings...In addition to this, a visual inspection of the building clearly shows that the barn is currently in a very poor state of repair...Work is required in the long term interest of sustaining and maintaining this listed building...With this in mind, a change of use to residential is likely to offer the best means of securing the retention and long term maintenance of the existing building and would accord with the principles of Policy H10 of the HCSPR'. With regard to the 'Effect on the Character and Design of the Listed Building', the Officers accepted that '*The proposal has been designed in a manner whereby it respects the character and historic integrity of the listed building...Openings and windows have largely been maintained where they currently exist or, alternatively, they are small in size to minimise their visual impact...The external facing of the building is proposed to be timber-clad as at present and the corrugated roof will be replaced...Internally, the building will involve the provision of first-floor accommodation but the lounge area of the building will have a vaulted ceiling, thus maintaining an indication of the size and integrity of the listed building...The Conservation Officer has advised that this*

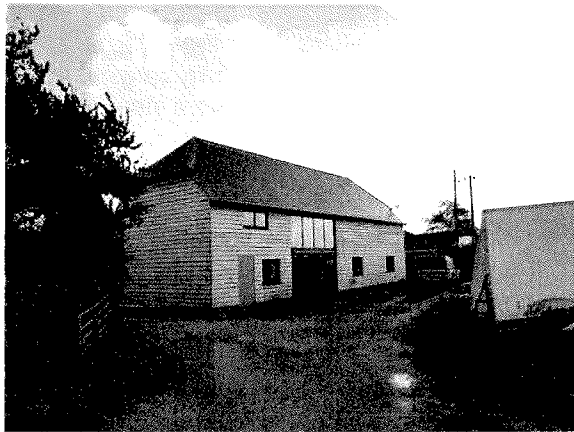
approach to converting the building is acceptable in principle and further specific information regarding the necessary works to the listed building has previously been accepted by him'. The planning permission was taken up between 22nd July 2010 (when listed building consent was given) and expiry of the consent in August of that year. The applicant, Sam Wilson, commenced occupation of the former wagon shed in June 2011.

Condition 2 of listed building consent 07/6251/001 called for the repairs to the Barn to be carried in accordance with the schedule of work that had been compiled by Mr R. Hall and Condition 9 of planning permission 07/62510/002 required that no additional windows/doors should be constructed without the prior written approval of the local planning authority.



'Antrims Barn', from the west.

Proposal



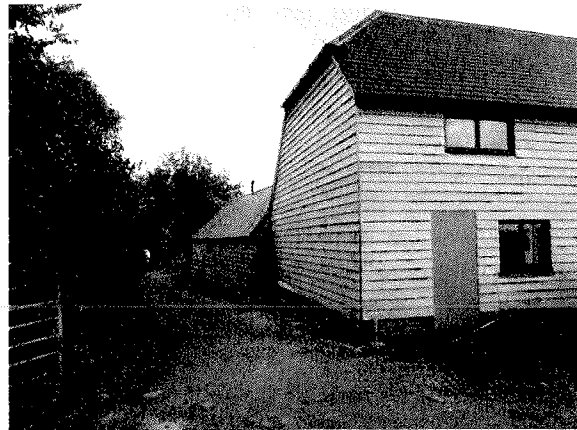
The rear (west) elevation of 'Antrims Barn'

Notwithstanding the requirements of Condition 2 of the listed building consent) and Condition 9 of the planning consent, Sam Wilson commenced work on the Barn without direct reference to the detailed schedule of work and has introduced additional features. The main departures from the approved plans relate to the east, west and south elevations and first-floor accommodation:

- **East elevation:** Four rooflights have been introduced, in a better relationship to retained roof timbers. Two additional roof-lights have been fitted, to serve an en-suite bathroom at first-floor and facilitate retention of the vaulted ceiling in the utility room at ground level. Four changes have been made to the approved scheme at ground-floor level – the bi-fold doors have been re-positioned, to better reflect the original opening; a single door has been added; two windows have been re-positioned (one to serve a store, the other the dining room); and a new window has been introduced, to serve an en-suite bathroom.
- **West elevation:** One rooflight has been deleted (it has been moved from the west elevation to the east). Bi-fold doors and full-height windows have been fitted to replace barn doors. Two windows have been enlarged and re-positioned, to serve the lounge and a bedroom. Two additional windows have been inserted, to serve the kitchen at ground level and the master bedroom at first-floor.
- **South elevation:** One window has been re-positioned and another introduced at first-floor level, each of which would serve a bedroom.
- **North elevation:** No changes.
- **Internal alterations:** The permitted bedroom at the south end of the building has been split into two and a master bedroom introduced at the north end. It is now proposed that a single L-shaped staircase be provided (in place of the two proposed), in order to better satisfy Building Regulations.

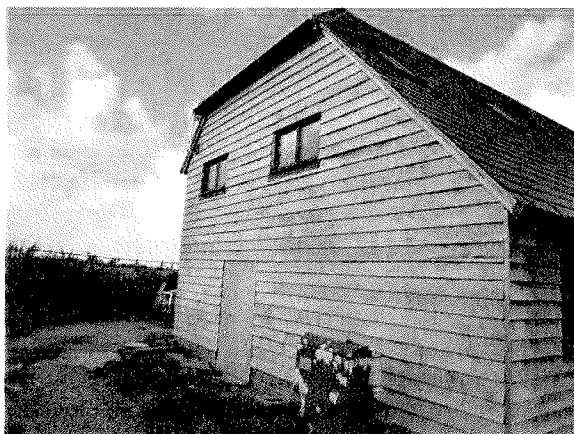
It is noteworthy that all five of the original cross-beams (dated 1791) remain in place and every piece of structural timber is in its original position. A 'warm roof' has been fitted over the original rafters, insulation introduced and slates fitted to replace the original tin roof.

It is understood that the schedule of works compiled by Mr R. Hall could not be implemented due to adverse weather conditions. A steel frame has been put in place, to prevent the collapse of the barn and ensure its structural integrity. By letter dated 11th July 2014 (Appendix 1),



The north (side) elevation of 'Antrims Barn'

Structural Engineer Phil Hamblin of HJ Concepts Ltd opined that *'One of the biggest issues with the conversion of old timber farm buildings to residential accommodation is that the aerodynamic permeability of the building changes vastly, which affects the internal and external wind coefficients and pressures...The original building would have been a leaky well-ventilated structure which allowed air to pass equally through the wall and roof cladding, thus reducing the pressure coefficients and horizontal wind forces on the main internal oak aisle frames and gable walling...Once the building has been re-clad and made airtight, this changes the air permeability of the building and alters both the internal and external wind loading which, in turn, affects the primary oak frame and its ability to withstand the wind loads applied...This basically means that the original building frame now has to withstand much higher horizontal wind-loading than previously applied, excluding any meteorological climate changes now and in the future...This is well documented within the British Code of Practice for the application of wind loads on to structures and is a major consideration when considering overall stability of the structure, when carrying out a refurbishment and restoration project...As such, the repairs are good when the building is returned to its original use as an agricultural wind-permeable building but not as a non-permeable wind-insulated residential building...this is why additional structural intervention is required, such as the steel frame...It should be noted that the steel frame does not replace the original oak frame but provides additional restraint...The conservation team need to realise this and accept that old structures need assistance in structural aspects, to ensure their survival.'* Mr Hamblin concluded that *'...without the insertion of the steel portal frames, the existing oak aisle frames would have failed and the building would have ultimately collapsed'*.



The south (side) elevation of 'Antrims Barn'

While the conditions of the respective permissions have not been strictly followed, it is submitted that in light of the favourable presumption set down in paragraphs 55 ('Delivering a wide choice of high quality homes'), 56 ('Requiring good design'), 60, 63 and 131 ('Conserving and enhancing the historic environment') of the NPPF and Core Strategy Policies CS11 ('Protecting and Enhancing the Special Environment and Heritage of Havant Borough') and CS16 ('High Quality Design'), these departures have not increased the bulk or size of the Barn (a heritage asset) nor changed its overall character, which is that

of an existing that has been converted to a dwelling of 'exceptional quality' and design in

order to facilitate its continued contribution to the historic fabric of North Hayling. It is contended that the insertion of portal frames has enhanced the structural integrity of the barn and enabled it to fulfil a meaningful role as a new home, whilst continuing to contribute towards the architectural and historic interest of the locality.

Consultation

Initial discussions were undertaken with David Eaves (Senior Planning Officer) and Steve Weaver (Head of Development Control) of Havant Borough Council.



The first-floor bedroom in the northern part of Antrims Barn.

In accordance with the advice proffered at paragraph 66 ('Requiring good design') of the NPPF, the applicant has discussed these proposals with several neighbours in St Peters Road - 'Stoke Fruit Farm', 'Bram Lea' and The Trustees of the Village Hall - and several residents of Copse Lane (ie 'Lower Tye Farm', 'Upper Tye Farm' and 'Dear View Lodge'). No adverse comments were received and all those parties were generally supportive.

Energy



The two first-floor bedrooms in the southern part of Antrims Barn.

Natural day-lighting and efficient heating systems have been accorded priority in formulating this design, from concept stage:

- The orientation of the dwelling maximises passive solar gain and the levels of day- and sun-light reaching habitable rooms.
- Considered openings animate internal spaces with ample natural daylight, reducing the demand for artificial lighting.
- A high-efficiency condensing boiler would heat the dwelling.
- Low-energy fittings will be utilised

throughout.

- Permeable surfaces will be laid throughout, to allow percolation through external surfaces to subsoil levels and minimise surface-water discharge.
- Locally-sourced materials have been used.
- The construction of this 'long-life' dwelling will allow flexible use.

Landscaping

Since the application site is largely screened from St Peters Road, no special landscaping measures are proposed. It is however proposed that existing boundary vegetation be reinforced where necessary.

Crime & Anti-social behaviour

No special measures are considered necessary for the prevention of crime or anti-social behaviour.

Trees & Ecology

No trees or protected species would be harmed as a result of this proposal.

Access

The site would continue to be served by the existing arrangements.

Site Waste Management & Working Practice

No further construction works are required.

Conclusion

It is submitted that the technical departures from the planning and listed building consents continue to respect the special character and appearance of North Hayling generally and this part of St Peters Road Conservation Area in particular, without causing demonstrable harm to the character or appearance of the heritage asset that is Antrims Barn. They have achieved an acceptable form of development that accords with the requirements of the development plan and no other material considerations indicate otherwise.

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23 January 2015