

GUTNER LANE

DESIGN & ACCESS STATEMENT

Site Address: Land off Gutner Lane, Hayling Island, Hants, PO11 0RN

Scheme: Class Q Conversion of Existing Agricultural barn to dwelling



ardesignstudio.co.uk

AR Design Studio
Calpe House
20 Little Minster Street
Winchester
Hampshire
SO23 9HB

+44 (0)1962 864 545
info@ardesignstudio.co.uk

CONTENTS

INTRODUCTION	3
Designations	3
Ecology	3
Flooding	3
SITE ANALYSIS	4
Existing Site	4
Visibility	4
Access	4
Existing Structure	5
PROPOSAL	6
Scope	6
Access & Refuse	6
Layout	7
MATERIALS	8

INTRODUCTION

This Design and Access Statement refers to the conversion of an existing agricultural barn structure to a 2 bed dwelling within a rural setting at the address of Gutner Lane. The design aims to stay true to the agricultural nature of the existing barn and its surroundings.

DESIGNATIONS

- The site is not within the green belt.
- The site is not within an AONB.
- The site is not within an SSSI.
- The site is not within a conservation area, nor does it contain any listed buildings or scheduled monuments.
- The site is within Flood Zone 1.

ECOLOGY

Bat surveys have been conducted and the relevant reports accompany this application. The advice within the report will be implemented.

FLOODING

The application site is wholly within Flood Zone 1 (low risk) and below 1Ha in area, and is therefore at a low risk of flooding and a flood risk assessment is not required.



APPLICATION SITE

Indicative extent of site, image courtesy of Google Maps

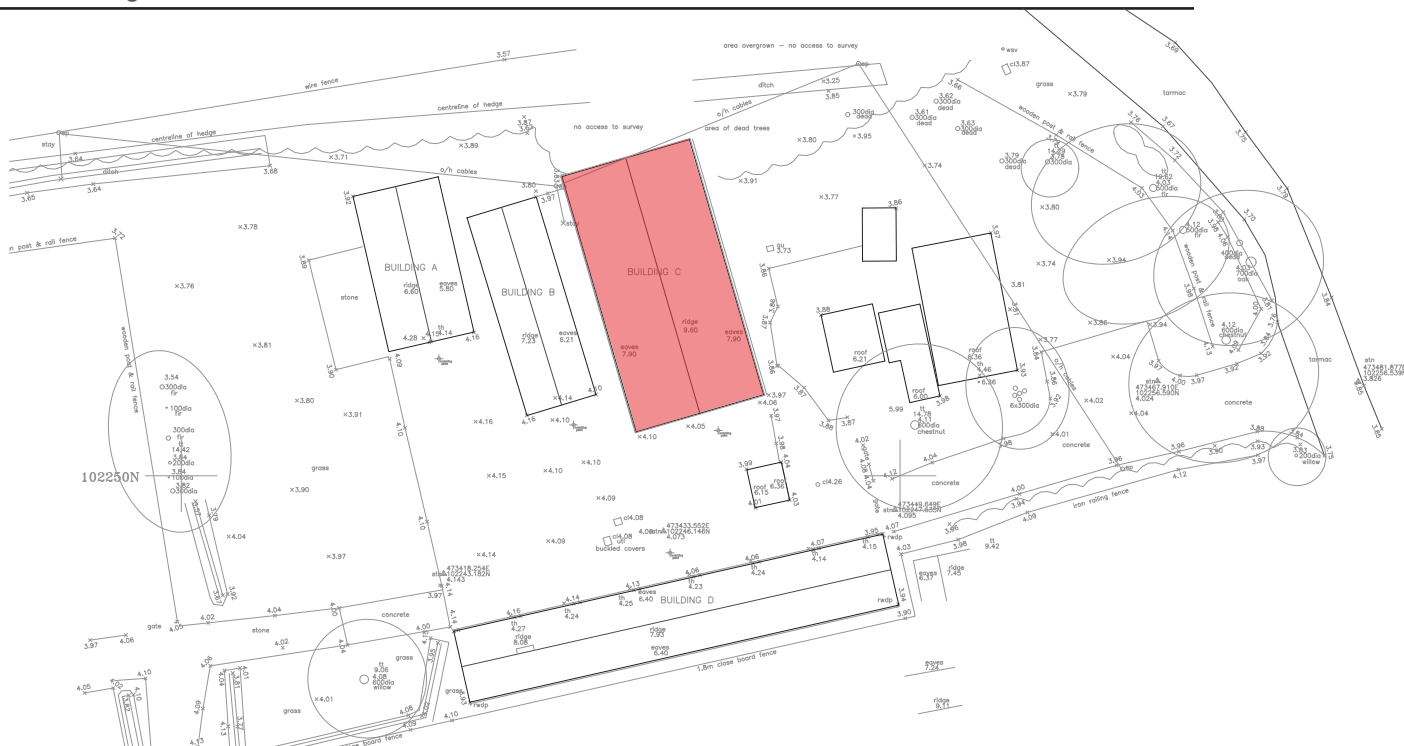


EXISTING SITE

VISIBILITY

ACCESS

Access to the site is taken directly from Gutner Lane via an existing established entrance. This access point is already suitable for agricultural vehicles and will continue to provide safe and appropriate access for residential use. The site's setback from the road, combined with existing boundary trees and hedging, ensures both privacy and minimal visual impact from the public realm.



Barn to be converted



Barn to be converted

SITE ANALYSIS

EXISTING STRUCTURE

The property is a detached barn.

The main structure of the building is a steel frame.

The building is clad with asbestos cement sheeting with a blockwork plinth wall at ground level.

A structural engineer's report has been commissioned to assess the current structure and its stability for conversion. This has been submitted within this application



Steel Structural Frame



Existing Barn



PROPOSAL

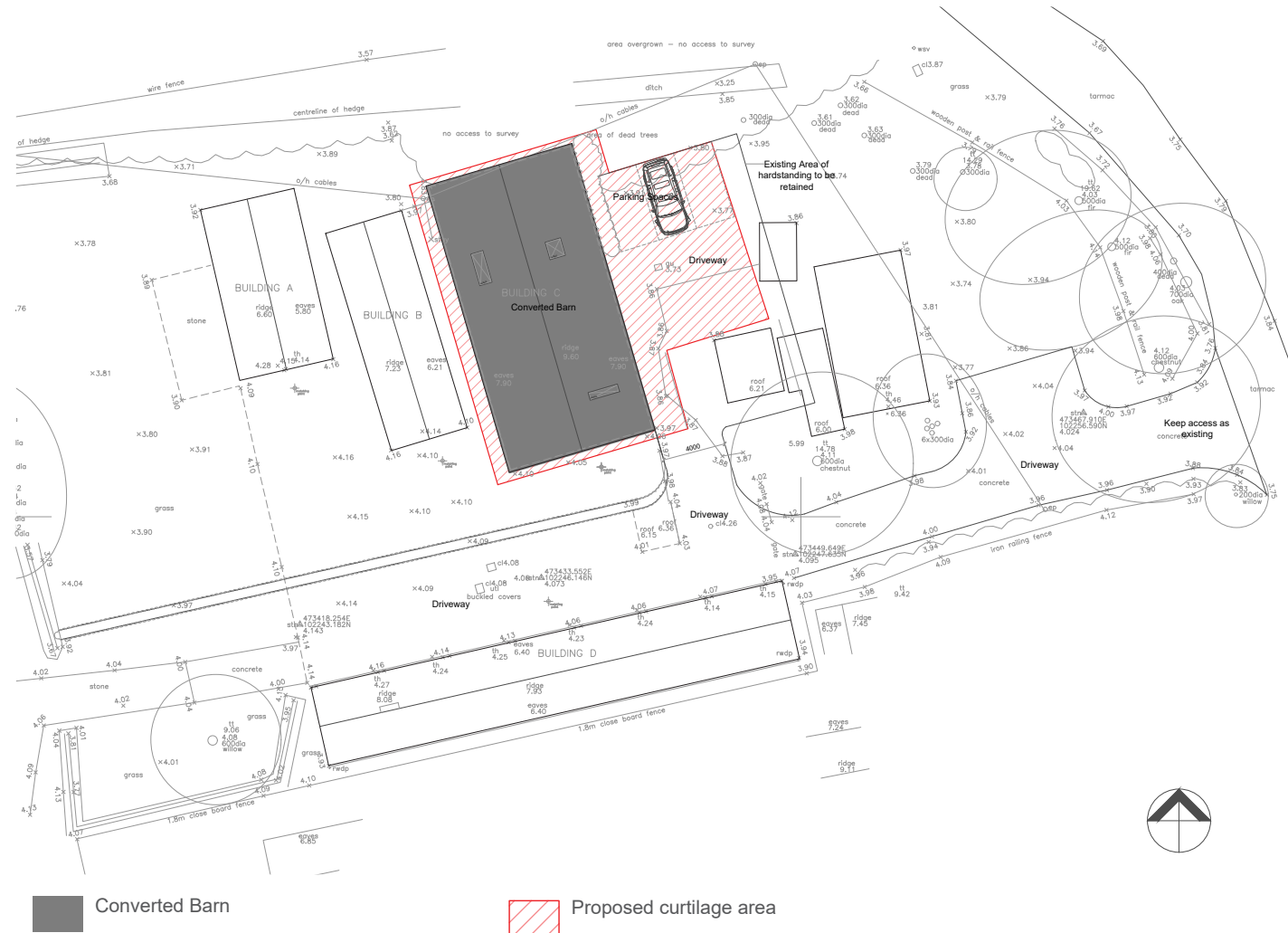
SCOPE

The proposed scheme seeks to convert the existing agricultural barn in full accordance with Class Q regulations. The development will use the existing structural envelope of the barn to accommodate a 2 bedroom dwelling, ensuring that the conversion remains within the parameters set by the legislation and retains the form, scale and architectural language of the original building.

ACCESS AND REFUSE

Access to the site will be maintained via the existing entrance off Gutner Lane.

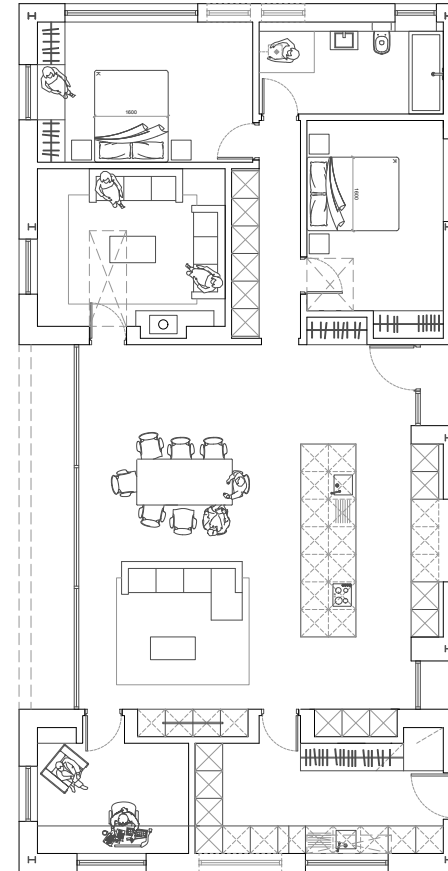
There are no sewage arrangements at present, however a sewage treatment plant will be installed for the barn during construction.



PROPOSAL

LAYOUT

Since the conversion is compliant with Class Q regulations for barn conversions, the internal height available within the structure is limited. As a result, the majority of the accommodation is arranged on the ground floor. Two bedrooms are located at ground floor level. This design creates a double-height space through out the barn.



Proposed Ground Floor Plan

MATERIALS CONTEXT & INFLUENCES

The existing barn consists of a blockwork plinth at ground level and is clad with asbestos cement sheeting at upper level and on the roof.

The proposed conversion builds on the existing architectural language, using vertical black timber cladding to echo the rhythm of the original cement sheeting. A zinc roof is introduced as a contemporary interpretation of the existing roof, maintaining visual continuity while updating the overall aesthetic.

These materials are drawn from both the character of the existing barn and the surrounding area, where timber cladding and metal or zinc roofing are common features of local agricultural buildings.

The existing barn will have its cladding removed, will be externally insulated and then re-clad with the proposed materials. The external insulation and cladding will not exceed an offset of 200mm from the external finish of the existing barn

EXISTING MATERIALS

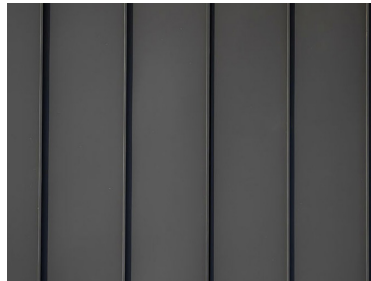


Existing asbestos cement sheeting



Existing blockwork

PROPOSED MATERIALS



Proposed standing seam zinc roof taking inspiration from existing metal roof



Vertical timber cladding pattern to mirror concrete sheet pattern of existing barn

NEIGHBOURING CONTEXT



Nearby barn featuring metal roof



Nearby barn featuring metal roof and dark timber cladding

CONCLUSION

In conclusion, this proposal seeks to sensitively convert the existing main barn on the site into a two-bedroom dwelling that provides high-quality accommodation while preserving the agricultural character of the original building. The scheme has been carefully developed to ensure full compliance with Class Q regulations, maintaining the structural integrity of the barn and ensuring that the existing footprint and external dimensions are not increased by more than 200mm. External insulation and re-cladding will be introduced to improve the building's energy performance while remaining faithful to its original form and proportions.

A key design objective has been to retain the agricultural essence of the barn and its setting within the wider rural landscape. The chosen materials have been selected to echo the existing barn and surrounding farm buildings.

Consideration has also been given to access and connectivity. The existing vehicular access from Gutner Lane will be retained, ensuring no interference with current traffic arrangements or the established rural character of the lane.

AR DESIGN STUDIO

R I B A C h a r t e r e d A r c h i t e c t s

AR Design Studio

Calpe House
20 Little Minster Street
Winchester
Hampshire
SO23 9HB

info@ardesignstudio.co.uk

www.ardesignstudio.co.uk

facebook.com/ardesignstudioarchitects

twitter.com/ARDesign_Studio