folkes architects

Design & Access Statement
Heritage Statement

Proposed Barn Conversion

Upton Farm
Upper Brighton Road
Worthing
West Sussex
BN14 9JU

1.0 Introduction & Planning History

This Design & Access Statement has been prepared to accompany the planning application for a single storey barn conversion within the grounds of Upton Farm, a Grade II listed dwelling house. The site and the proposed development are described in detail below.

The site is approx. 0.2 hectares and rests on the northern outskirts of Worthing but within the proximity of the A27.

The farmhouse has a southern frontage early to mid C18. Parts of rear and interior probably considerably earlier. Symmetrical facade of red brick with grey headers. Shallow moulded wooden eaves below steep slated roof. Gable chimneys. 5 flush sash windows (with glazing bars). Slightly more widely-spaced either side of central one. Gauged heads, with shallow straight hoods above these, on ground floor. Central wooden porch with flat leaded roof over cornice, elliptical arches to front and sides (the latter closed) supported on paired Tuscan colonettes and pilasters. Fanlight with decorative glazing bars over 3-panel door. West end weather-boarded. 2 double-storey wings extend from rear. Flint and brick, with steep slated roofs. A further one-storey extension runs from the west of these

(Image courtesy of Google Maps 2023)



2.0 Existing Site

The site is located within the proximity of the A27.

The overall site is approximately 0.2 hectares and is presently occupied by a Grade II Listed dwelling house, 1 barn and small outhouse the latter of which is the subject of this conversion application

The site is located on the corner of the Upper Brighton Road and Lambleys Lane on the northern outskirts of Worthing.

The proposal is to convert the existing single storey barn into ancillary accommodation for use by the resident for guests and for use as an occasional Air BnB accommodation.



(Image courtesy of Google Maps 2023)

3.0 Amount of Development

4.0

The proposal does not increase the built-up area of the property and seeks to sensitively reuse the existing building.

5.0 Layout

The structure is nestled between the house and the boundary wall to the west. The proposal can be seen from the main road and has good foliage and tree cover.

The structure is organised with access from the main courtyard and will provide ancillary accommodation to the main house.

The internal layout will have two bedrooms, a bathroom, a living/dining area and a kitchen. It is proposed the modern opening formed to accommodate a double garage door will be infilled using materials to match the remainder of the existing building, reinstating a long-lost portion of the building.

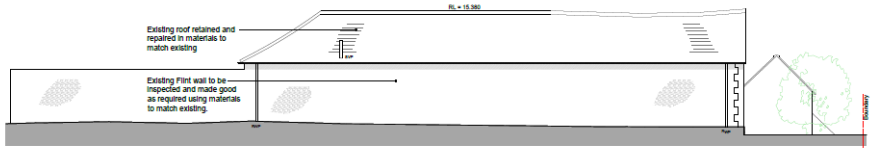
The layout is designed to utilise the existing structural opening found in the structure, as such it will allow for the building's history and past use to be understood.
The internal layout seeks to reuse the internal elements of the building, and is limited to forming a single internal opening to link the spaces.

6.0 Scale & Massing

The proposal does not increase the built up area of the property, and seeks to reuse and existing building whilst the accommodation meets the requirements of the Nationally described space standards, providing 80sqm of accommodation consisting of 2 bedrooms and combined living and dining space.



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

Proposed Elevations - n.t.s.

7.0 Landscaping

No proposed changes

8.0 Access

The Proposal requires no new access and will utilise the existing parking and access facilities.

9.0 Appearance

The additional materials proposed are such that they will ensure the longevity of the appearance of the unit and will reduce the amount of maintenance required to its upkeep, with a combination of internal thermal applications, the repair of existing materials and the end gable wall infill of flint walls and decorative brick quoins to match the existing. The proposal will also benefit from meeting the latest energy performance standards, helping to keep running cost and CO^2 emission low.

10.0 Sustainability Statement

Material choices seek to ensure the longevity of the accommodation, using materials which are robust, low maintenance and have a long-life span, aid in maintaining the energy and thermal efficiency of the unit. While also offering the potential to be reused or repurposed at the end of the building's usable life.

Other sustainability features include, but are not limited to:

a) Areas of glazing, to take maximum advantage of solar gain and provide natural light, thus helping to reduce heating demand in the winter months and the use of artificial lighting.

b) The building will have insulation standards in excess of those required to comply with the current Building Regulations.

c) Low voltage lighting will be included throughout the building to reduce electricity consumption.

10.0 Heritage Statement

Upton Farmhouse is a Grade II listed property (List Entry Number: 1250625) and is described by Historic England as “UPPER BRIGHTON ROAD 1. 5406 Upton Farm House TQ 1505 18/210 II 2. South front early to mid C18. Parts of rear and interior probably considerably earlier. Symmetrical facade of red brick with grey headers. Shallow moulded wooden eaves below steep slated roof. Gable chimneys. 5 flush sash windows (with glazing bars). Slightly more widely-spaced either side of central one. Gauged heads, with shallow straight hoods above these, on ground floor. Central wooden porch with flat leaded roof over cornice, elliptical arches to front and sides (the latter closed) supported on paired Tuscan colonettes and pilasters. Fanlight with decorative glazing bars over 3-panel door. West end weather-boarded. 2 double-storey wings extend from rear. Flint and brick, with steep slated roofs. A further one-storey extension runs from the west of these”.

The property was listed in May 1976, it is noted that the listing is very specific in nature and refers solely to the property which forms the dwelling referred to as Upton Farm House.
It is also reasonable to contend that at the time of listing the barn and associated outbuildings would have been considered within the listing, but were not deemed to be appropriate to be incorporated into the listing.

That said this does not mean that the flint barn and outhouse have no historic value, nor do they full outside of the curtilage of the Grade II listed building. The barn and outbuilding are additions to the site which reasonably provide a legibility of the changing use and circumstances of the Upton Farmhouse. However, these structures are now largely redundant and similar to Upton Farm House its use has evolved.
Upton Farmhouse is now a residential dwelling house, and no longer the central hub of a large farm, due to Post war urbanisation and expansion of transport networks. Factors which have seen the division and reduction in agricultural holdings in the area, and the loss of Upton Farm due to the formation of the A27 to the North and urban and industrial sprawl to the west.



Figure 1 Satellite Image with Overlay of OS MAP dated 1880, showing Upton Farm

The timing of the addition of the outbuildings to the property is unclear, although reference to the structures can be found on Ordnance Survey Maps from 1880 (figure 1 refers).

The barn proposed for conversion is a single-storey structure and is detached from the Upton Farm House. The barn rests within a flint walled courtyard which forms the driveway and parking arrangements for the main house.
Unlike Upton Farmhouse the barn is diminutive in stature with low eaves and a modern machined slate-hipped roof with concrete ridge tiles bedded in concrete mortar and modern galvanised hip irons. The main body of the barn is typical of the area and formed of flush unknapped flint, with fired redbrick framing of openings and quoins. Fenestration details on the front elevation details are simple with 3 single-glazed timber framed windows with glazing bars forming 9 individual panes. Whilst a single stable-style door and 1 large pair of timber doors make the access points to the structure.

The rear Elevation is devoid of any openings and is partly below ground level.

The side elevation to the east has a single large opening, it is devoid of flint work with the opening being formed with fired clay redbrick. The opening itself is filled with 1 large garage door with an integrated frame. The side elevation to the west is obscured from view by self-seeded and wild-growing trees and shrubs. The walls as the rest of the structure are formed of flint work, with a single timber framed window with a timber lintel and glazing bars.

Internally the structure is finished with modern-level concrete floors, flint work walls, exposed beams, purlins, braces, and rafters, many of the timbers look like they have been replaced. Furthermore, the underside of the tiles has been lined with a modern breathable membrane, indicating that works to modernise and waterproof the roof have been carried out within the past decade or so.
The barn is separated by internal walls, formed of flint work, the return of brick quoining can be observed on the separating wall, suggesting that at one time the barn was two separate structures.

The proposed works will have no material impact on the Grade II listed asset as per list entry 1250625. The barn as already described is detached from the main house, and the proposal seeks to simply convert the existing structure with minimal interventions to the external fabric of the building.



Figure 3 East Elevation showing modern garage door opening, modern concrete ridge tiles and machined slate.



Figure 2 Internal View of the barn, showing exposed timbers, modern breathable roof membrane.

As already described the barn has been subject to several changes in its life, with signs of the now single structure being at one time two separate barns. Figure 3 assists in highlighting this, with the return quoins being visible and the two structures being linked by a pair of timber doors. It is also apparent that modern interventions have been made to the structure which have included the introduction of a level concrete floor, reroofing, and waterproofing of the roof with modern materials and methods and the removal almost entirely of the east wall to form a garage door opening, figure 2 & 3 refer.

The works to the barn propose to reinstate the east elevation wall, using materials and methods which reflect the existing flintwork. It is proposed that the existing flintwork be examined and local flint be sourced to be of a similar size and finish (unknapped). With a suitable lime-based mortar to be used. All external existing openings will be retained, and no new openings are proposed. The lack of interventions to the existing building assist in ensuring the structures remain legible to the history of the site.

In light of the change of use and requirements relating to the building regulations, the windows will be replaced with new timber-framed units similar in style to those already installed. They will include timber glazing

bars but will utilise modern double or triple glazing to improve thermal performance. It is likely, subject to structural assessment that the building will have a new internal envelope formed, utilising a detached stud work system and modern insulation to achieve the required thermal and moisture prevention performance, this approach will protect the existing external walls from interacting with modern materials. The existing internal walls will be retained, with a minor intervention to create an internal opening (subject to structural design) to link the barn internally.

Overall the changes to the external visual impact of the barn and the Grade II Listed asset remains unchanged.

It is proposed that details of construction methods, including detailing of the formation of new internal walls, ceilings and floors be dealt with using pre-commencement planning conditions. This would then allow the authority to consult on proposed methods of construction before the commencement of any works on the barn and not unfairly prejudice the applicant with the cost of specialist investigations and surveys prior to the granting of planning consent.

Overall, it is contended that the works to the barn will ensure the barn has a purpose which will entail the renovation and repair of the building. This in itself offers an opportunity to extend the viability and life expectancy of the structure. It is also contended that the Grade II listing of the house should not impede the evolution of the wider site and the barn. The barn should not become a time capsule but allowed to evolve, with its latest iteration adding the overall history and legibility.
In respect of impact to the Grade II listed Upton Farmhouse, the works proposed have no detrimental impact, it is also contended that the light touch approach proposed to the barn will enhance and protect what remains of the original barn.