An Extension to the Existing Kitchen and Conversion of the Existing Garage/Workshop to a Home Office

at

High Seat Barn,
High Street,
Billingshurst,
West Sussex
RH14 9PJ

Design & Access Statement in Support of a Householder Application

December 2023
Rev A March 2024

Introduction

This statement is intended to support a Householder Application to Horsham District Council for an extension to an existing dwelling and the conversion of a joinery workshop/garage to a home office.
Further to comments raised by the Conservation Officer the drawings have been amended and the Design and Access Statement updated accordingly.

Background

High Seat Barn dates back to the 17th century when it formed part of a historic farmstead. It was converted into a dwelling in the 1960s when an upper floor was added and a two-storey wing to the North constructed together with an inglenook fireplace and chimney stack. A further barn was constructed at the beginning of the 21st century to form garaging and a workshop to the South-East of the garden.

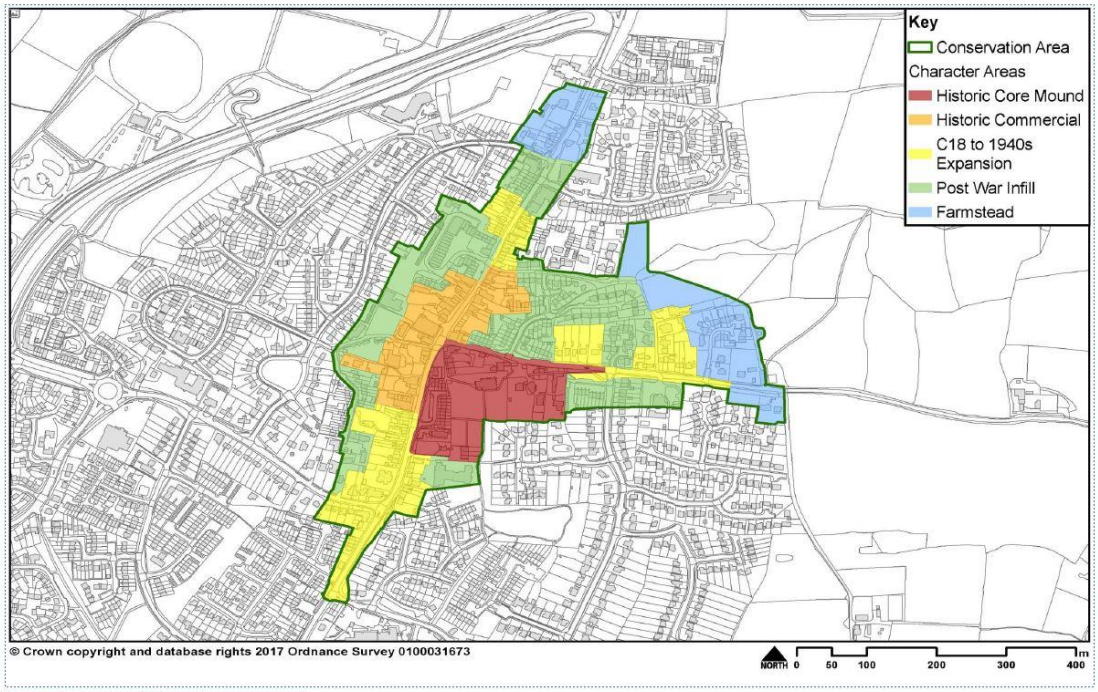
High Seat Barn is located on the East side of the historic High Street and approached via the entrance to a cul de sac comprising a group of four properties. It is not Listed.
Fringe farmsteads in this area were characterized by their boundary walls, to the West of the area known as High Seat Copse lies the Manor House similarly enclosed by its historic walling.

Victoria Holland BA Hons Dip Arch RIBA · Victoria Holland Architecture
50 Maltravers Street · · Arundel · West Sussex · BN18 9BQ
Tel 01903 882923 · office@hollandarchitecture.co.uk · www.victoriaholland.co.uk
Registered in England & Wales Number: 09947248. Registered office: Amelia House, Worthing, BN11 1QR

The property is approached via an area of hard standing with the garden lying to the East. Externally it is faced in the local sandstone with red brick quoins and clay tile hanging at first floor level. Arched windows either side of the front door characterize the South facing elevation.
Originally the structure would have had a timber frame construction and at first floor level the oak roof trusses are still evident. To the rear the cladding at first floor level comprises white painted timber boarding.

Billingshurst itself is a large village situated in the Low Weald. It lies 6.5 miles to the Southwest of Horsham and developed as a linear settlement along Stane Street, the Roman Road that linked London with Chichester.

Located at the furthest Northern edge of the Conservation Area, the Conservation Area map indicates that although the main dwelling falls within the boundary, the garden to the East and the timber clad Workshop/Garage lie just outside. The house is constructed of local materials and has a number of vernacular features typical of the village.



Map 9: Billingshurst character areas map.

31

The Proposal

Having been converted into a dwelling and extended in the 1960s, with few alterations carried out during that time, the layout is now rather dated and restricted for contemporary living.

The intention therefore is to extend the ground floor to the East to create a more spacious kitchen and to remove the wall currently dividing it from the snug which connects through to the living room.

The new kitchen would offer greater flexibility for a more practical layout with space for family dining and the opportunity to open French windows onto the terrace.

Victoria Holland BA Hons Dip Arch RIBA · Victoria Holland Architecture
50 Maltravers Street · Arundel · West Sussex · BN18 9BQ
Tel 01903 882923 · office@hollandarchitecture.co.uk · www.victoriaholland.co.uk
Registered in England & Wales Number: 09947248. Registered office: Amelia House, Worthing, BN11 1QR

The proposal also includes for a reduction in the scale of the existing chimney stack and its replacement with a smaller fire surround.

The proposed alterations to the existing garage/workshop will be carried out in order to create a home office as ancillary accommodation to the main house. This would include creating an insulated inner skin together with additional glazing in order to increase the levels of natural light internally. The proposal also includes the addition of PV solar panels to the South-West side of the roof.

Planning History relevant to dwelling.

Ref. BL/79/00 Erection of 3 Houses and Two Garages: High Seat Barn (Land Rear) High Street, Billingshurst Validated: Thur 06 Jul 2000/Decision: Permitted

Ref. BL/79/00 Garage/Store: High Seat Barn (Land Rear) High Street, Billingshurst Validated: Thur 06 Jul 2000/Decision: Permitted

Listed Building Planning History the nearest listed buildings to the application site are The Manor House, Grade II List Entry No 1380083; The White Cottage, Grade II List Entry No 1354104 and High Seat 1, High Street, Grade II List Entry No 1286509.

Amount, Approx Gross Internal Area.

Existing (House):	154.3 m²
Existing Garage/Workshop:	60.7 m
Total:	**215 m²**

Proposed Ground Floor (House):	171.3 m²
Proposed Ground Floor Garage/Workshop:	68.7 m²
Total:	**240 m²**

Total Increase = 25 m²

Victoria Holland BA Hons Dip Arch RIBA · Victoria Holland Architecture
50 Maltravers Street · Arundel · West Sussex · BN18 9BQ
Tel 01903 882923 · office@hollandarchitecture.co.uk · www.victoriaholland.co.uk
Registered in England & Wales Number: 09947248. Registered office: Amelia House, Worthing, BN11 1QR

Scale and Appearance

The proposal is for a single storey extension with a pitched roof designed to reflect the agricultural form of the original building. Internally the ceiling will follow the line of the the pitched roof creating a vaulted space with exposed oak truss.The footprint is extended by approximately 3.4m and maintains the line of the existing Eastern façade.

The extension to the home office repeats the positioning of the existing lean-to greenhouse/garden shed and also features a pitched roof styled with a hipped gable end.

Materials

The proposed finishing materials to the kitchen extension are to be in natural stone with brick quoins bedded in natural lime mortar to match the existing wall facings. Horizontal timber boarding to match the existing timber cladding will form the gable end of the new extension. All stone salvaged from the reduction of the chimney stack will be reused as facing stone. All joinery is to be double glazed timber joinery with a painted finish. The roof is to be clad in handmade clay tiles selected to match the roofs of the host dwelling roof coverings and all flashings to be in lead work. All new rainwater goods are to be powder coated aluminium.

The side extension to the home office will be clad in timber boarding to match the existing cladding with a pitched roof clad to match the existing roof . The new French windows are to be double glazed in slimline steel frames. The existing garage doors are to be replaced in bi-folding timber doors with steel framed French windows behind.

The terrace will be re-laid in natural stone pavers to provide an outside seating area.

Layout

The extended kitchen will provide a more spacious environment conducive to family living and dining.

The home office will make improved use of an underused structure. The current workshop area and garage are to become one space with a tea making facility and cloakroom to the side extension.

Storage space will be retained within the existing open plan loft which is accessed via a step ladder.

Landscaping

The proposal is also to include the removal of a multi stemmed yew tree to the East. This tree which is set within the garden is currently blocking sunlight at both the ground and first floor and its removal will create views across the garden from

Victoria Holland BA Hons Dip Arch RIBA · Victoria Holland Architecture
50 Maltravers Street · Arundel · West Sussex · BN18 9BQ
Tel 01903 882923 · office@hollandarchitecture.co.uk · www.victoriaholland.co.uk
Registered in England & Wales Number: 09947248. Registered office: Amelia House, Worthing, BN11 1QR

the new kitchen extension and allow for a greater transmission of natural light to the interior. There is also evidence that as the tree continues to grow the stability of the house foundations are likely threatened.

New landscaping proposals will include the planting of additional native trees to the boundary hedge as well as additional drought resistant planting to the existing flower beds.

Access

Access to the site and the dwelling will remain unchanged.

Flood Risk

High Seat Barn is in a Flood Zone 1 and therefore a Flood Risk Assessment will not be required.

Conclusion

The proposals are intended to achieve a more flexible internal layout allowing for greater enjoyment of the garden. The conversion of the existing workshop/garage to a home office will purposefully regenerate a building with minimal change externally.

The design of the kitchen extension will have no impact on either the street scene or views from the cul de sac. The palette of natural, vernacular materials will complement the original property and relate comfortably to its garden setting.

The development of this proposal does not negatively affect the character of the Conservation Area.

March 2024

Victoria Holland BA Hons Dip Arch RIBA · Victoria Holland Architecture
50 Maltravers Street · Arundel · West Sussex · BN18 9BQ
Tel 01903 882923 · office@hollandarchitecture.co.uk · www.victoriaholland.co.uk
Registered in England & Wales Number: 09947248. Registered office: Amelia House, Worthing, BN11 1QR

Victoria Holland BA Hons Dip Arch RIBA · Victoria Holland Architecture
50 Maltravers Street · Arundel · West Sussex · BN18 9BQ
Tel 01903 882923 · office@hollandarchitecture.co.uk · www.victoriaholland.co.uk
Registered in England & Wales Number: 09947248. Registered office: Amelia House, Worthing, BN11 1QR