

Broadview

Design and Access Statement Including Heritage Statement

Full Planning Application and Listed Building Consent

In Support of an application for change of use, conversion and internal alterations of an existing residential dwelling to provide 6 residential bedspaces for students with special educational needs.

Broadview, Guildford Road, Broadbridge Heath, RH13 3PQ

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Lytle Associates
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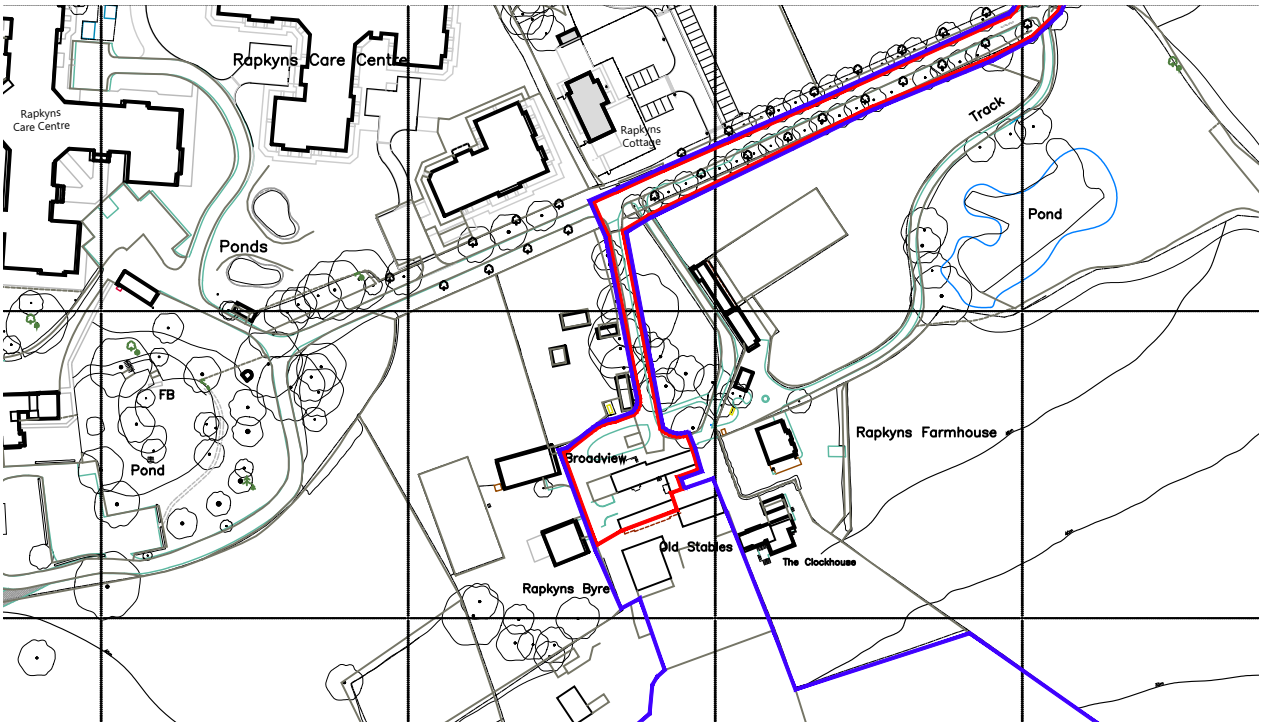
1.0 INTRODUCTION

This application is for the refurbishment, internal alteration and change of use of the existing building at 'Broadview' to provide 6 bedspaces for students with special educational needs. The existing property is currently vacant, with its last use as a private residential dwelling. The proposed alterations and change of use will enable the building to be utilised as residential accommodation to support existing pupils at New Barn School.

A scheme was previously approved, in 2014, granting planning permission and listed building consent for the conversion of Broadview to provide accommodation for 10 children. This application is very similar in scope but with a reduced capacity of 6 children to meet current best practice guidelines.

The original barn is grade II listed and this has been a key consideration in this application. This application also includes an application for listed building consent. A heritage statement is included within this design and access statement.

The production of the Design and Access Statement has been informed by relevant national and local planning policy. Reference was made to the National Planning Policy Framework (NPPF) which introduced 'a presumption in favour of sustainable development'.



Aerial site view

2.0 EXISTING BUILDING AND LOCATION

The application site lies in the countryside approximately 1 mile to the west of Broadbridge Health and is one of several properties accessed via the Rapkyns Care Centre entrance from the A281 Guildford Road.

New Barn School is the first building encountered when accessing the site. Much of the rest of the site is taken up by Rapkyns Care Home which is adjacent to New Barn School to the west. The care home includes a number of modern two-storey buildings.

Broadview is accessed from a private drive, opposite the New Barn School site and south of Guildford Road. Broadview is a large residential property, which a number of outbuildings ancillary to the main residential use.

Broadview is a grade II listed building which comprises a 3 bay early 18th Century timber framed barn with later weatherboard timber cladding. On the north side there is a former cart entrance, now the residential entrance. On the opposing south side there is a full height glazed screen. The interior has a series of exposed timber frames with queen strut roof trusses. The attached farm buildings are not of special interest.



Photographs of the existing courtyard and outbuildings

3.0 BACKGROUND AND PLANNING STATUS

This full application and listed building consent will allow Treehouse Educare to provide much needed residential accommodation to support existing pupils at New Barn School. New Barn School is an independent special school for girls and boys aged between seven and nineteen years of age. All pupils have an education, health and care plan related to autistic spectrum disorders and associated difficulties.

The school opened in January 2017 and was initially registered for 34 pupils. It is a purpose built, bespoke facility that enables the school to offer a broad, balanced, engaging and challenging curriculum providing the greatest opportunities for successful outcomes for their students. The school has become a centre of excellence, with places in high demand.

The school has two existing residential properties, The Clockhouse and Farmhouse, each providing accommodation for up to 4 students. A third property, Rapkyns Cottage, was originally used as residential but was converted into a school primary teaching unit in 2019.

Planning History - Broadview

Of particular relevance to this application, is a previously approved proposal for change of use of the existing Broadview property and internal alterations to provide accommodation for children with special educational needs. The approved scheme created two residential units, one for 4 pupils and one for 6, with a mixture of single and shared bedrooms and shared bathrooms.

In October 2012 Listed Building Consent, DC/12/1933, was granted for Internal alterations and change of use to the main house to provide accommodation for children with special education needs.

In June 2014 full planning permission, DC/12/1932, was granted for change of use and internal alterations to the Broadview main house to provide accommodation for 10 children with special education needs.

Planning History - New Barn School

Planning permission for the new school was granted in May 2014, under application reference DC/13/1886. Under a section 106 agreement linked to the permission, the school was limited to no more than 8 non-residential day places, with the remaining spaces for residential pupils who would live in houses next to the school during term time, within the overall Rapkyns site.

In October 2017 a modification to the S106 agreement was allowed, to increase the limit on day pupils from 8 to 18 places.

In February 2019, under application DC/18/1449, permission was granted for the school to increase from 34 to 60 pupils, with the addition of a KS2 primary unit in the former Rapkyns Cottage. At the same time the S106 agreement was amended to allow up to 60 pupils and to remove any restriction on the number of residential places, replacing it with an undertaking for priority for pupil entry to be given to pupils resident within West Sussex.

New Barn School continued to build upon their positive reputation and feedback from commissioning teams was that the need for places for ASC pupils would continue to grow and would be unable to be met through maintained provisions. This provided an opportunity for New Barn to expand beyond 60 pupils and for school facilities to be developed and improved. Lytle Associates Architects were appointed to consider the longer term future of the site and to develop proposals for new primary and secondary facilities to meet growing demand.

In October 2022, approval was granted for construction of new primary and secondary school buildings, landscaping, creation of new playing fields and additional car parking. The application also included expansion of the school from 60 to 120 pupils (DC/21/2350).

To enable time for the new buildings to be constructed and to meet the demand for places during the construction phase, applications were submitted for temporary buildings on the site, while the main application was considered. A modification to the S106 was also agreed, to meet immediate demand while the main planning application described above was determined. These were approved under the following applications:

S106/21/0006 (Approved 2021) – Modification s106 agreed under application DC/13/1886 (as amended under application DC/18/1449) to increase the maximum permitted pupil number from 60 to 80 pupils

DC/21/0686 (Approved 2021) - Construction of 4No. temporary buildings (three classroom blocks with two classrooms in each and one staff room block) for a temporary period of 3 years. Creation of an enlarged parking area, new play area and associated landscaping.

DC/22/1200 (Approved 2022) - Relocation of one temporary building (classroom block, agreed under planning permission DC/21/0686) and construction of 1No. additional temporary building (a 1:1 teaching block) for a temporary period of 3 years, associated landscaping and hardstanding.

Planning History - DC/24/0017 & DC/24/0018, DC/24/1037 & DC/24/1038

This application is a resubmission of an earlier planning application (DC/24/0017), with additional information supplied. In December 2023, an application was submitted for change of use, conversion and internal alterations of an existing residential dwelling to provide 6 residential bedspaces for students with special educational needs.

In March 2024, the application was refused on the basis of insufficient evidence to demonstrate water neutrality. The case officer's report acknowledged that the proposal would result in specialist care facilities that would contribute to this provision within the district in accordance with policy 18 of the HDPF. Furthermore, it also noted that permission for a change of use was permitted under DC/12/1932 from residential dwelling to C2 use. An approval was recieved for the listed building consent (DC/24/0018).

An application was resubmitted under DC/24/1037 & DC/24/1038 in July 2024. This was withdrawn to allow further time to provide additional information with relation to water neutrality. DC/24/1038 relating to listed building consent, was approved.

As part of this application, a full and detailed water neutrality statement has been commissioned by an appropriate consultant. The report is enclosed within this application, demonstrating water neutrality. It is therefore considered that the previous reasons for refusal have been addressed.

Planning Policy

National Planning Policy Framework - *Para 95.*

Paragraph 95 of the NPPF places great weight on the need to create, expand and alter schools. Local authorities should also work with organisations, to resolve planning issues.

The proposals seek to support the existing established educational facility at New Barn School with enhanced residential provision for pupils. Under the NPPF, a presumption in favour of this development would therefore exist.

Horsham Local Plan (Draft 2019 – 2036)

Policy 35 - Heritage Assets and Managing change in the Historic Environment.

Under policy 35, proposals will need to show an understanding of the significance of heritage assets and make a positive contribution to the local area and character. The council will require proposals to ensure a sustainable future for heritage assets by continued preservation.

The proposed change of use and conversion of the property at Broadview will enable the building to have a long term, sustainable future supporting an in demand educational establishment. Proposals are sympathetic to the key heritage features of the building and have been designed to make use of the existing layout as much as possible.



Photographs of the existing outbuildings

Planning Policy (continued)

Policy 39 – Sustainable Design and Construction

Under policy 39, proposals must seek to improve the sustainability of development. Developments should minimise construction and demolition waste, achieve high standards of efficiency in terms of energy and water use, encourage sustainable forms of transport, improve biodiversity and be flexible for future adaptation.

The proposals will make use of an existing vacant building, with no additional built footprint proposed. This therefore greatly reduces the amount of construction required, minimising use of materials and pollution and emissions associated with development.

Demand

New Barn School is extremely successful and has had a waiting list since opening.

There are currently 8 residential bedroom spaces available on site close to the school but there is demand for additional capacity. West Sussex County Council currently has many young people in residential provision out of the county and have a policy to bring these children back to live closer to home wherever possible. The additional accommodation at Broadview will help to meet this need. West Sussex County Council will be able to provide more evidence to support this case if required.



Photographs inside the existing building

4.0 PROPOSALS

The proposals consist of change of use of the existing building, to meet the demands for residential accommodation to support New Barn School. The proposals consist of:

- 6 no. pupil bedrooms, all with ensuite facilities
- Communal dining, kitchen and living spaces
- Conversion of outbuilding to laundry, staff accommodation and office and administration facilities.
- Associated storage areas and toilet facilities

The proposals have taken influence from the previously approved application for the conversion of the building for residential accommodation for 10 children (DC/12/1932 & DC/12/1933). However, it is noted that contemporary regulations require higher standards than at the time of the previous application and design guidance has been updated. This application has therefore considered the below regulations and developed a new proposal, which better addresses the needs of existing pupils and the relevant guidance below.

Development of the proposals have been guided by the relevant standards:

DfE Children's Homes Regulations

Of particular note is the requirement for all children to have their own personal space and bedrooms. Family sized units with up to 6 children per unit are recommended.

Health Building Note 03-02. Facilities for Child and Adolescent Mental Health Services, June 2017

Guidance of particular relevance includes a requirement for single, en-suite bedrooms and minimum sizes for bedrooms and ensuites.

In particular, this has influenced the size and arrangement of rooms, with all bedspaces designed to meet the minimum required sizes and with individual ensuites. A unit with 6 bedspaces has been proposed, which is in keeping with the recommendations detailed above.

Care staff will serve the needs of the children in the unit and will follow existing shifts patterns already in place at the Clockhouse and Farmhouse. The current residential parking arrangements at Broadview are considered sufficient to accommodate the staff parking arrangements. Access to the property from Guildford Road is to remain as existing.

No changes are proposed to the existing boundaries or landscaping.

Operational Details

The location offers a range of opportunities for this vulnerable group of young people:

- A safe, comfortable and attractive location.
- A spacious location with opportunities for sport, equestrian pursuits and enjoyment of the countryside.
- Educational opportunities such as horticulture, agricultural and countryside skills.

The Ofsted registration is for a mixed provision (i.e. boys and girls) with an age range of 7-19 years.

Care staff would serve the needs of the children in the house but would not be resident at the site. Staff work in 3 shifts – early: 7:30am–3:30pm, late: 3:00pm–11:00pm and sleep in / waking nights: 9:30pm–7:30am. For each unit there would usually be 2-3 staff on duty for the early shift, 3 for the late shift and 2 for the overnight period.

The current residential parking arrangements at Broadview are sufficient to accommodate the staff parking arrangements.



Photographs inside the existing building - fireplace to be retained

5.0 HERITAGE STATEMENT

As described in the earlier sections of this report, main two-storey barn is a Grade II listed structure.

The full listing is as follows:
1026850 - TQ 13 SW Barn on north side of 6/306 yard at Rapkyns Farm Barn, probably early C18 or earlier, with C20 cladding. Timber frame on stone dwarf wall with weatherboard cladding and plain tile roof. 3 bays. North side: central cart entrance with double door. South (yard) side; opposed board winnowing door. Interior: complete frame of large-scantling timbers having cill and wall plates, curved and straight braces from wall posts to mid rail and to tie-beams, intermediate studs (some inserted), queen strut roof trusses, rafters. Attached farm buildings not of special interest.

As part of the proposals, due consideration has been given to the listed nature of the building. As such, no alterations have been proposed to the existing elevations, which alterations restricted to internal layout adjustments only.

All new walls are proposed to be formed from studwork partitions. They could therefore be removable at a later date if required.

The open nature of the first floor is considered to be a particular feature of the existing building and this feel has been retained in the proposals.





Photographs of the existing building and outbuildings

6.0 ACCESS STATEMENT

Philosophy & approach

The requirements of Building Regulations Part M, 2010 now reflect to a much greater extent the notion that peoples' abilities are not uni-dimensional and change over time and with family and personal circumstances. The aim is to make buildings accessible to, and usable by, everyone including people with disabilities. It advises that an Access Statement should be provided at the start of, and during the building control process, and should accompany deposited plans. This should help building control bodies to make a judgment on whether proposals make "reasonable provision" for access.

To address the Equality Act 2010, consideration should be given at the design stage to ensuring disabled people are able to carry out normal day to day activities. The design philosophy is to reduce social exclusion and make the scheme accessible for people with all forms of disability, including people with sensory disabilities.

Key access issues of the design

This development seeks to comply with the guidelines of Part M of the Building Regulations and the examples provided within the approved documents Part M shall be used as guidance. Where examples are not provided in the Approved Document, interpretation and extrapolation may be required and solutions agreed with the Local Authority Building Control department, at the detailed design stage.

Due to the nature of the listed barn structure, there are a number of steps both outside and inside the property, with the main access entering the building at half-landing level. It would not be appropriate to modify the building to eliminate theses access difficulties since this would undermine the listed building status and the reasons for including the building on the statutory list.

Broadview forms one location for the accommodation of children with special education needs in association with the New Barn School site. Whilst the Broadview site itself would have associated access limitations due to the listed nature of the building, children with specific physical access requirements can, however, be accommodated at the site in one of the alternative units of accommodation which are not subject to such constraints. The proposed conversion of the Old Stables site (covered under separate application) contains provision for an accessible bedroom and assisted bathroom.

7.0 CONCLUSION

The proposed changes at Broadview will allow New Barn School to extend their residential provision and meet the needs of children with a range of special educational needs.

Key features of proposals:

• Provides improved residential facilities to meet the needs of existing pupils and enable New Barn School to meet demand for residential places at an established educational site.

• The school has a "Good" rating from Ofsted, who acknowledge that "much has been achieved since the school opened in January 2017" and "staff have high expectations for pupils"

• The proposals have been designed to be sympathetic to the listed building and do not propose any alterations to the existing elevations.

• New Barn School is seeking to develop and improve its facilities to better meet the needs of pupils while continuing to build on an excellent reputation. We recommend this application for approval.



Existing site