11.0 THE TRACTOR BARN & ORCHARD BARN

To the north of the site past the orchard and past the eastern meadow there are two open barns of varying ages and condition, one of which has an attached open store.

Neither of the barns are considered to be of architectural merit or of historical significance and it is intended to assess each structure for reuse & redevelopment. The proposal would see Tractor Barn to the west being used for equipment storage & the Orchard Barn to the East east re-used as party barn, alongside a chicken coop. The agricultural character of the barns is to be retained, using timber boarded walls and clay roofs to match the context. They have also been renamed the Tractor Barn and Orchard Barn by the owners.

11.1 THE TRACTOR BARN & ORCHARD BARN EXISTING IMAGES



The rear of the 'Orchard Barn'



The 'Orchard Barn'

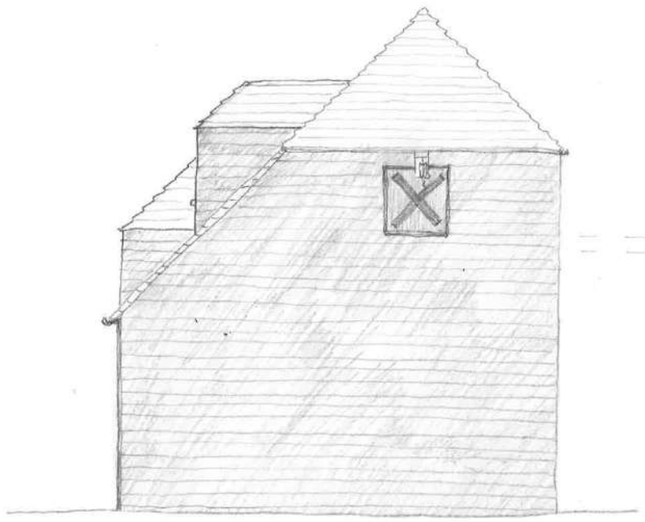


The 'Tractor Barn'



The 'Orchard Barn'

11.2 BARNS DESIGN DEVELOPMENT



Proposed Tractor Barn East Elevation



TRACTOR STORE

PROPOSED GATES ALONG TRACK

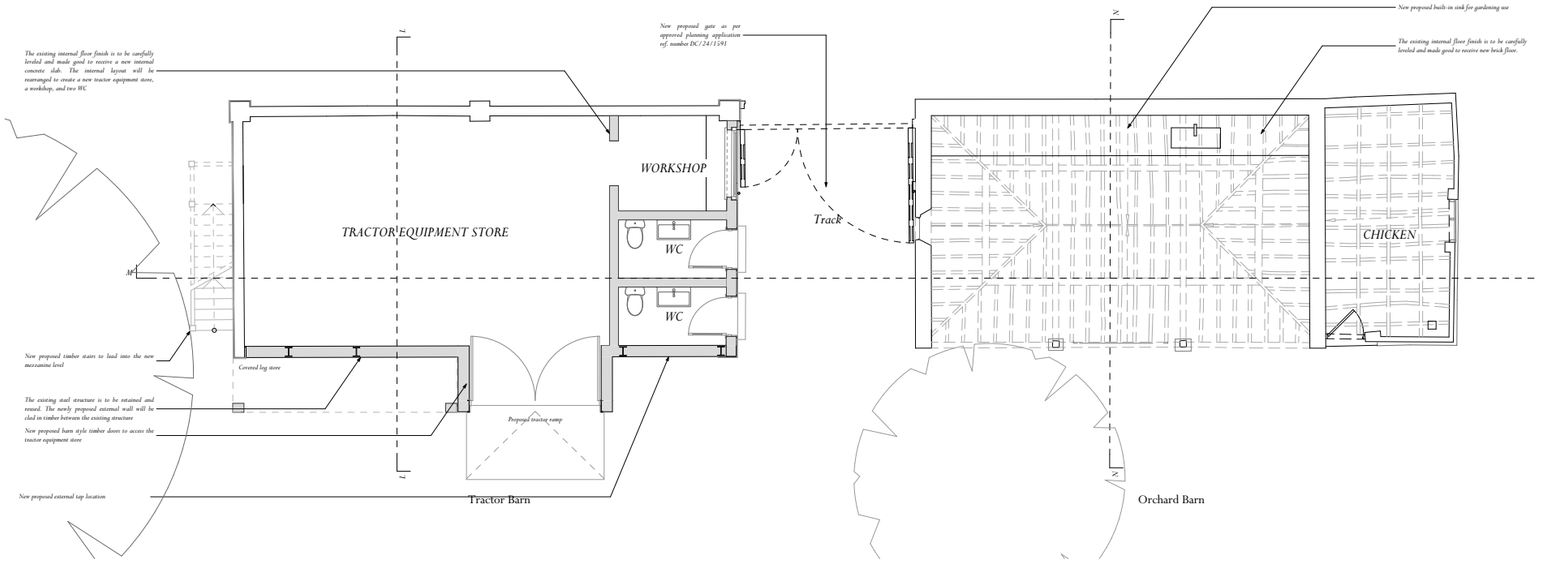
11.3 THE TRACTOR BARN & ORCHARD BARN OUTLINE PROPOSAL

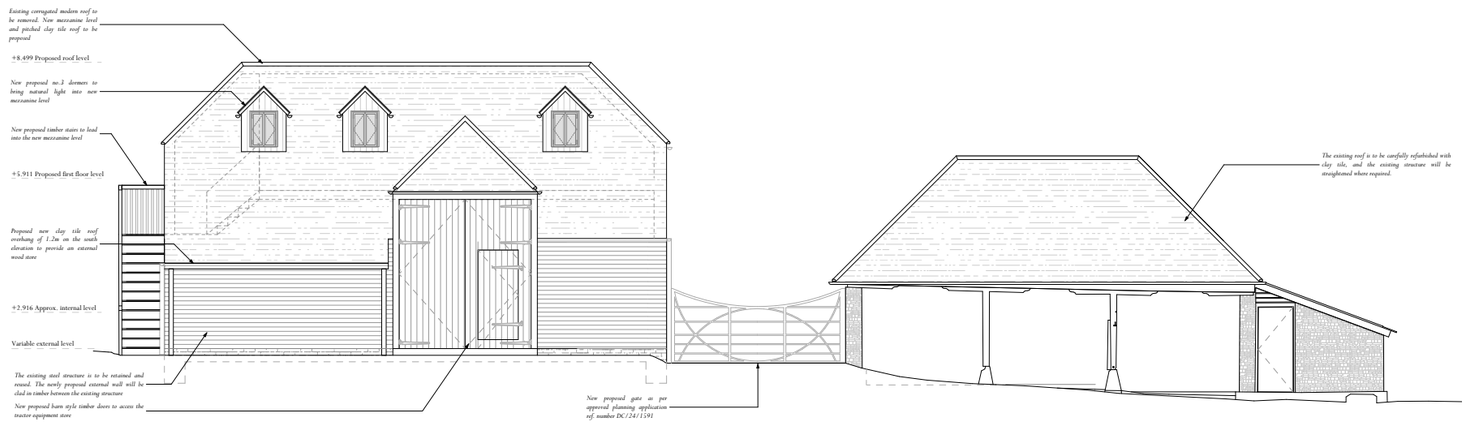
Tractor Barn

The existing deteriorated corrugated roof of the Tractor Barn will be carefully removed, raised and replaced with a new pitched clay roof to match the property's existing roofs. A new mezzanine space will be accessible via an external timber staircase. A new gable with tall double barn-style doors will be added to the South elevation; new dormers with a pitched clay roof and timber casement window (to south elevation) and two conservation rooflights (to north elevation) will provide light to the mezzanine. External works will retain the existing brick walls and steel structure, with new masonry walls on the South elevation featuring barn-style doors for access. An external timber staircase and a new ramp will provide access and facilitate tractor entry. Internal works include new partitions for a tractor store, workshop, and two WCs, along with a new concrete floor for evenness and waterproofing.

Orchard Barn

For Orchard Barn, the existing tiled roof will be carefully refurbished, and the deteriorated corrugated roof over the chicken shed will be replaced with a new clay roof. External works will retain the brick walls and steel structure. The internal concrete floor will be replaced for an even level brick flooring and new waterproofing below. New proposed built in counter and sink proposed internally.





12.0 THE BRIDGE

The existing masonry bridge, which is in poor condition, is to be carefully refurbished. The east bank side is to be carefully demolished and rebuilt with new brick and flint stone detail inserts, along with two solid masonry brick elements. All details should match the existing ones within the property.

12.1 THE BRIDGE
EXISTING IMAGES



East bank side - To be replaced



West bank side to be retained



View toward the bridge



East bank side - To be replaced

12.2 BRIDGE OUTLINE PROPOSAL

Bridge

The existing deteriorated masonry bridge will be carefully demolished and replaced with a new structurally reinforced bridge. The new design, as detailed in the proposed drawings, will incorporate a wider and strengthened structure to allow access for security and fire services while maintaining the aesthetic integrity of the property.

The new bridge will feature:

- Expanded width and reinforced structure, designed to support emergency and maintenance vehicle access.

- Brick and flint masonry construction, with brick quoins at the edges and flint stone details to match the existing architectural character.

- A half-round red brick coping, carefully selected to complement the historical context of the site.

- Structural footings and abutments, as per the structural engineer's specifications, ensuring stability and longevity.

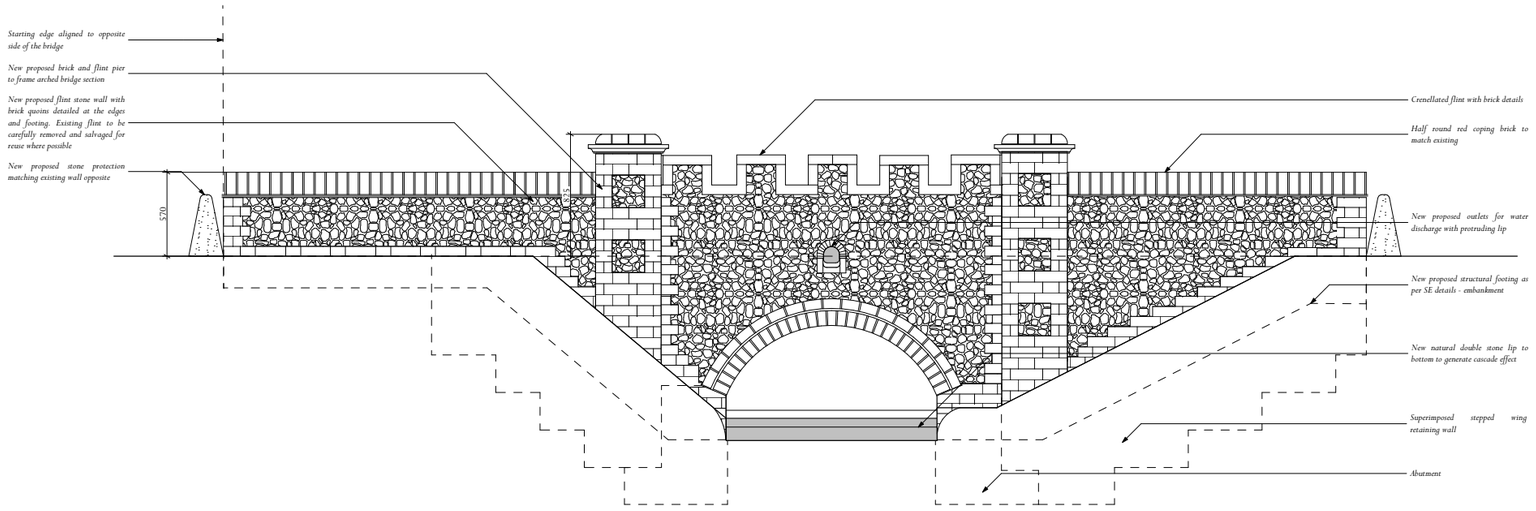
-Superimposed stepped wing retaining walls, designed for structural support and visual continuity with the surrounding embankment.

- Proposed water discharge outlets, with a protruding lip to manage drainage effectively.

- New stone protection elements, carefully matching the existing wall opposite.

- Crenellated flint detailing with brick accents, preserving the historical charm of the property.

To accommodate the new bridge, existing trees on the east bank (for which planning approval has been granted) will be removed. This will provide the necessary space to widen the structure and ensure safe access. Where possible, flint from the original structure will be salvaged and reused to retain the heritage value of the site.



Proposed Bridge East Elevation

13.0 WIDER ASSESSMENT

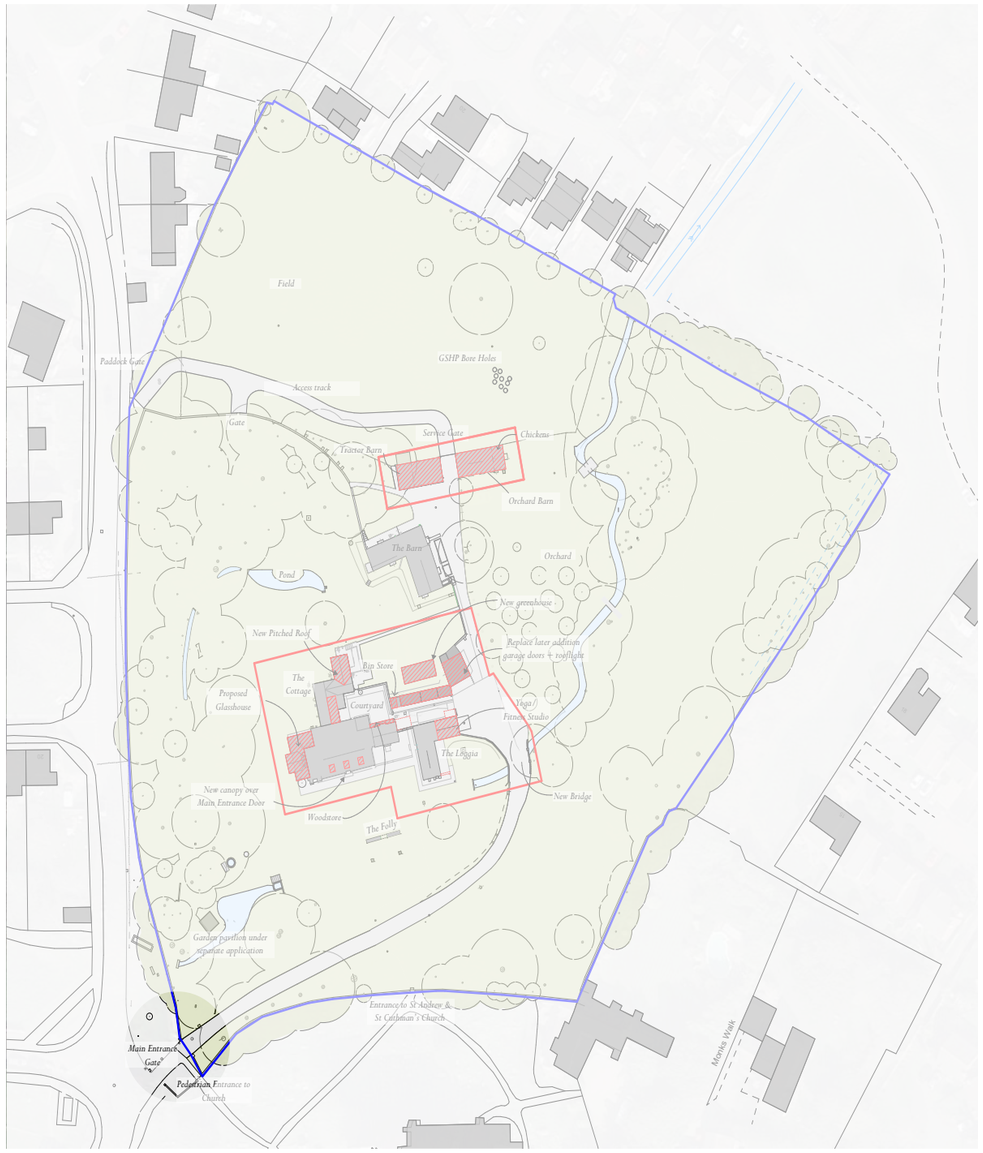
13.1 ACCESS

Access to the property is via Church Lane, with the main entrance gate located at the southwest corner of the site (refer to the site plan on the right for the gate's location).

The main gate (shown in the existing photo below) has received approval for replacement under planning application number DC/24/1591. However, the proposal outlined in this document will not affect the existing access to the Gatewick property.



Existing Entrance Gate



Existing Entrance Gate Location

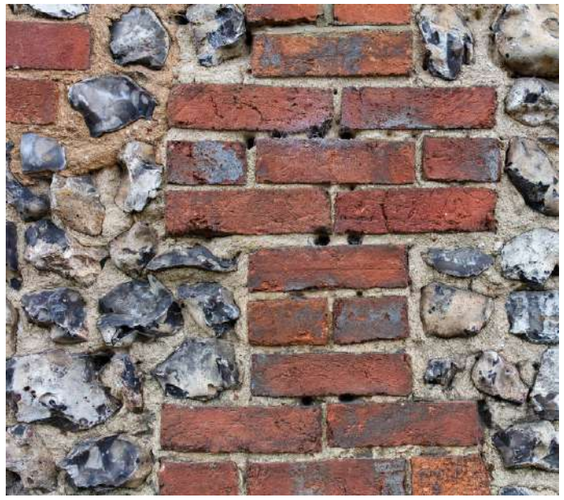
13.2 MATERIALS

The materials used in the proposals have been carefully considered against the context and the existing materials used on the estate and the wider neighbourhood, and the local style of the area. As far as possible, the new materials where required, such as on the proposed conservatory, will be selected to match the existing materials, with stones matched as closely as possible, and traditional methods such as lime mortar used, to ensure that any interventions are sympathetic to the host building.

Any new internal joinery is to be traditional painted timber, and detailed to match the existing examples in the building, and retaining existing joinery as far as possible. The materiality of the outbuilding has also been carefully considered, and suitable finishes, such as timber weatherboarding and traditional timber doors will be used to retain the utilitarian character of traditional outbuildings.



Traditional staircase



Garden walls



Decorative metalwork



Decorative interior details



Traditional slate and plain clay tile roofs



Hung clay tiles



Traditional timber weatherboarding



Traditional interior woodwork

13.3 INTERIOR DESIGN OVERVIEW

The proposals have been developed together with Sims Hilditch, who have prepared inspirational imagery, illustrating the inspiration for the look and feel of the proposals. Much care has been taken to respond to the unique qualities of the site, and celebrate the heritage value and countryside context of the Gatewick. The result is a vision that is compatible both with the vision of the clients, but very much reflects the character of the Gatewick and the feel of the existing house and outbuildings, retaining its charm and character.



Ground floor - inspirational images

13.4 SUSTAINABILITY AND ENERGY STRATEGY

Zero Carbon

The proposed Glasshouse and other new elements will be an exemplar of energy efficiency and low-carbon construction.

Carbon will be minimised at every opportunity, minimising the impacts associated with the overall building life cycle, from the extraction of the material from the environment to the end of life of buildings in-use and their disposal.

Special attention will be dedicated to reducing upfront embodied carbon. Across the entire building, the use of long-life, locally sourced and low-carbon construction materials will be encouraged during construction and future replacements, to reduce the amount of energy used during raw material extraction, manufacture, and transportation.

We will also encourage craftsmanship and vernacular solutions and minimise use of non-combustible or chemicals-based insulation. We advocate reuse on-site or off-site, salvage or reclaim, eventually recycle and diversion of resources from landfill. The use of recycled or sustainably sourced aggregates whenever possible is recommended.

Our Energy consultant team is proposing, for the approval of the proposed energy enter and GSHP system, to carry out a heat study assessment based on the existing fabric and use of the spaces. The study will allow testing different design options and making iterations until the right balance between operational and embodied carbon is achieved.



Biodiversity and ecology

Although not part of this planning application, the client aim to revisit the House gardens to ensure an increase in the biodiversity and biophilia of the site. This suite of interventions will contribute with a number of positive benefits such creating a biodiverse and healthy habitat.

Water life cycle

To minimise water run-off from the building permeable materials such as previous paves or gravel will be adopted throughout the ground level garden. Water consumption's reduction will be achieved through the installation of low-floor water fittings and appliances and adoption of water conservation measures i.e., rainwater harvesting. Rainwater contained in the attenuators tank could be used for garden irrigation and other outdoor uses, reducing water use.

Community engagement

Architecture has the power to shape the way we live and interact with the world around us. Good design can create spaces that inspire creativity all around, promote well-being, and foster a sense of community.

The proposed sustainability measures will have broader positive implications on the community. We strive for inspiring neighbouring residents to consider similar eco-friendly initiatives and initiate a positive chain reaction towards a greener resilient community. We understand the heritage value of the places which have endured the test of time. We look to preserve the legacy and the sense of place which contributes to the sense of community, meanwhile increasing comfort and adaptability of buildings to the future climate. The implementation of the sustainable proposal within the building, along with its innovative new elements, will not only transform the structure itself but will also emerge as a compelling example for the entire area.

By seamlessly integrating concepts such as, "Energy Efficiency," "Zero Carbon," "Circularity," "Biodiversity and Ecology," "Water Life Cycle," the building stands as a living testament to comprehensive sustainability ambitions. Furthermore, the building's commitment to sustainability would catalyse a wave of "Community Engagement" that extends beyond its walls. Local residents, would be intrigued by the positive impact and forward-thinking approach, embracing the project as a collective endeavour.

14.0 CONCLUSION

14.1 CONCLUSION

The proposals outlined in this report, supported by the accompanying drawings and heritage assessment, reflect the client's dedication and the consultant team's commitment to the sensitive transformation and renewal of this heritage asset.

The approach has been carefully developed to respect and preserve the site's historic significance and character while ensuring its sustainable future. We believe that the proposed works thoughtfully balance the needs of the client with the heritage value of the site, aligning with both local and national planning policy.