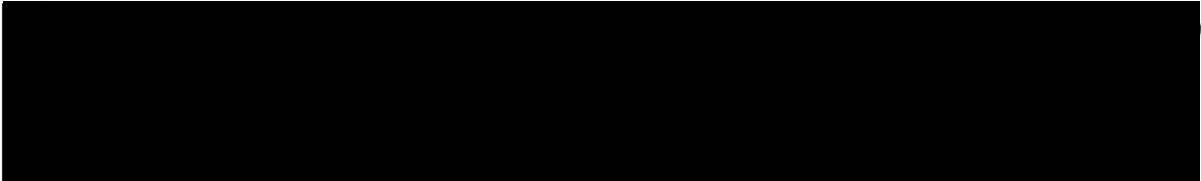


IN THE MATTER OF Hawthorns, Bar Lane, Southwater, West Sussex,
RH13 9DL

STATUTORY DECLARATION OF

- 
1. I make this statutory declaration in support of my application for a certificate to certify the lawfulness of "Conversion of stables and barn to 2no dwellinghouses (Class C3)" at Hawthorns, Bar Lane, Southwater RH13 9DL ("the Property") into 2no Class C3 dwellinghouses. I also know the Property as "Midsummer Farm".
 2. My wife and I purchased the Property (title number WSX187762) on 14 June 2016. The two buildings the subject of this certificate application were already in situ. I will refer to the former stables building as "Building A". The other building, which I will refer to as "Building B", was formerly an open-ended agricultural barn. A photograph of Building B, when it was open-ended, can clearly be seen

in the Supporting Statement submitted with applications DC/16/1441 and DC/16/2527.

3. Buildings A-B can clearly be seen in the documentation submitted with applications DC/16/1441 and DC/16/2527, as well as in the aerial photograph on the first page of the Planning, Design and Access Statement for application DC/17/2216. This latter application was granted.
4. During the course of 2018-2020, I carried out works for the conversion of Building A. The photographs I append, covering the period 11 August 2018 to 2 May 2020, show the progress of the Building A conversion works. Substantial completion of the conversion had occurred by 2 May 2020 at the very latest. The result of the conversion was (and is) a building affording all the facilities for day-to-day private domestic existence. In other words, the result of the conversion works was (and is) a Class C3 dwellinghouse. Building A has had, since substantial completion of the conversion works, a bedroom, a bathroom (with toilet, sink and shower), a kitchen (with sink/microwave), a living/dining area, hot and cold running water, drainage and an electricity supply (powered by solar panels on the roof of Building B/battery storage). It is self-contained, with its own front door. It is furnished. It has patio

doors giving onto a small patio area. Incidentally, I sometimes refer to this building as "Owl Barn" or "Owl Roost".

5. In 2018, I carried out works to enclose the ends of Building B (as shown on the appended photographs covering the period 6 November 2018 to 9 April 2019. I then carried out works for the conversion of Building B to a Class C3 dwellinghouse, helped by a carpenter. One can see the carpenter in the appended 5 August 2020 photograph, timed at 15.00.35. The appended photographs, covering the period 23 August 2019 to 8 January 2022, show the conversion works in progress. Substantial completion had occurred by, at the very latest, 8 January 2022. The result of the conversion was (and is) a building affording all the facilities for day-to-day private domestic existence. In other words, the result of the conversion works was (and is) a Class C3 dwellinghouse. Building B has had, since substantial completion of the conversion works, bedrooms, a ground floor bathroom (with toilet, sink and shower), an upstairs bathroom (with toilet, sink and bath), a kitchen (with sink and cooking facilities), living/dining areas, hot and cold running water, drainage and an electricity supply (powered by solar panels on the roof of Building B/battery storage). It is self-contained, with its own

front door. It is furnished. Incidentally, I sometimes refer to this building as "Midsummer Farmhouse". Building B incorporates a dormer window. This is shown in the appended 3 July 2020 photographs. It is also shown in the existing elevations drawing for subsequent application DC/23/0173.

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing the same to be true and by virtue of the provisions of the Statutory Declarations Act 1835.

SIGNED:

DECLARED AT:

156 High Street, Dorking, Surrey, RH4 1BQ

In the County of: Surrey

This day of: 16th April 2026

Before me:

LAURA JANE MARCHINGTON

A Solicitor/Commissioner of Oaths

Downs Solicitors LLP
156 High Street
Dorking
Surrey
RH4 1BQ

APPENDIX TO THE STATUTORY DECLARATION OF

PHILIP ROBERT ROWE

Above - 2018 photos containing all (with) information from the right side
left side of the page

BUILDING A



2018-08-11 12.00.38-18



2018-08-11 12.00.38-11



2018-08-11 12.00.37-22



2018-08-11 12.00.44-7



2018-08-11 12.00.42-19



2018-08-11 12.00.38-28

Above – 2018 photos confirming studwork, internal room divisions and external cladding



2018-08-11 12.03.18



2018-08-11 12.04.02



2018-08-11 12.05.45



2018-08-16 18.08.07



2018-08-16 18.11.42



2018-08-24 15.08.21



2018-08-30 11.24.07



2018-09-04 11.05.22



2018-09-04 18.29.25



2018-09-04 18.29.51



2018-09-04 18.31.54



2018-09-04 18.31.59



2018-09-04 18.33.21



2018-09-11 16.42.40



2018-09-11 16.43.14

Above – 2018 photos confirming installation of flooring, studwork, internal room divisions and external cladding



2018-09-04 18.35.25

Above – 2018 photo confirming installation of foul sewage / septic tank within field



2018-09-10 16.31.11



2018-09-10 16.31.20



2018-09-10 16.31.33



2018-09-10 16.31.46



2018-09-10 16.32.10



2018-10-11 10.31.54

Above – 2018 photo confirming installation of bathroom and shower



2018-09-10 16.32.52

Above – 2018 photo confirming installation of hot water cylinder



2018-09-21 10.02.00



2018-09-21 10.03.15



2018-10-15 17.15.27



2018-10-15 17.15.37



2018-10-15 17.17.12

Above – 2018 photos confirming installation of drainage and front door



2018-10-11 10.04.52



2018-10-11 10.27.26



2018-11-01 09:19:39

Above – 2018 photos confirming installation of kitchen



2018-10-27 10:05:33



2018-10-27 10:08:10



2018-11-01 09.19.16



2018-11-01 09.19.34



2018-11-01 09.19.39



2019-04-09 10.09.35



2019-04-09 10.10.44

Above – 2018 – April 2019 photos confirming substantial completion of Owl Barn dwelling





2019-06-22 14.48.27



2019-07-20 14.22.21



2019-07-20 14.22.30



2019-07-20 14.22.40



2019-07-20 14.22.52



2019-07-20 14.22.55

Above – 2019 photos confirming substantial completion of Owl Barn dwelling. Including master bedroom with freestanding bath



2019-07-27 13.59.12



2019-07-27 13.59.26



2019-07-27 13.59.32



2019-08-01 11.14.06



2019-08-23 16.10.10



2019-08-31 12.09.17

Above – 2019 photos confirming substantial completion of Owl Barn dwelling.



2019-09-09 13.20.47



2020-05-02 10.47.36



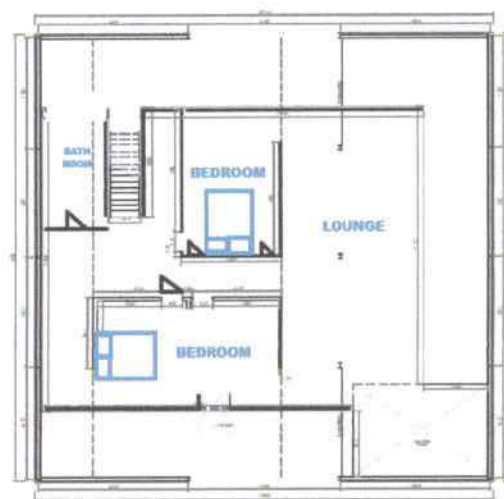
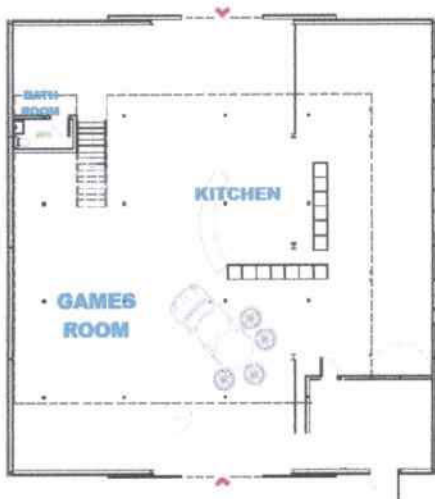
2020-05-02 11.08.25

Above – 2019 photos confirming substantial completion of Owl Barn dwelling.

BUILDING B



Above – 2019 photo confirming installation of Midsummer Farm – sign-written tandem bike outside site.



Above left – Ground floor dwelling accommodation

Above right – First floor dwelling accommodation



2018-11-06 11.24.59



2018-11-11 16.38.37



2018-11-11 16.40.35



2018-12-05 12.52.59

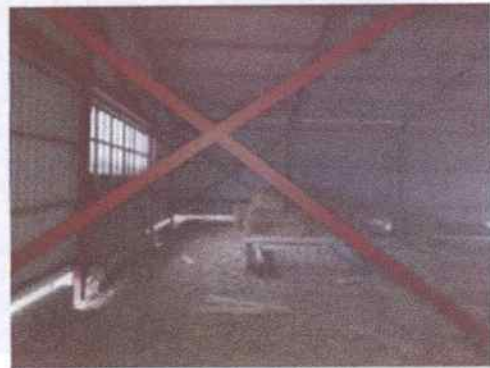
Above – 2018 photos showing filling in ends of Building B – ‘Midsummer Farmhouse’



2018-12-05 12.54.36



2018-12-18 08.42.16



2018-12-18 08.43.14



2019-04-09 10.10.17

Above – 2018 / 2019 photos showing filling in ends of Building B –
 'Midsummer Farmhouse'



2019-08-23 16.03.00



2019-08-23 16.03.28



2019-08-23 16.05.41



2019-08-29 15.49.35



2019-09-10 14.43.18



2019-09-10 14.43.28

Above – 2019 photos showing full enclosure of Building B – ‘Midsummer Farmhouse’ together with polished concrete floor, commencement of installation of mezzanine first floor and pulpit.



2019-10-01 09.54.27



2019-10-01 09.54.33



2019-10-11 14.58.34



2019-10-11 15.01.19

Above – 2019 photos showing addition of flooring to complete mezzanine first floor.



2019-11-01 14.21.41



2019-12-17 15.29.42



2019-10-11 14.58.34



2020-02-16 15.52.18



2020-03-29 14.57.03

Above – 2020 photos showing installation of kitchen on ground floor along with insertion of bifold doors



2020-04-04 11.46.53



2020-04-04 16.10.24

Above – 2020 photos showing installation of insulated studwork panels and insertion of bifold doors



2020-05-06 10.36.04



2020-05-06 10.36.45

Above – 2020 photos showing installation of pulpit and Mini Bar upcycled furniture



2020-05-10 15.58.03



2020-05-10 15.58.12

Above – 2020 photos showing installation of glass panels to mezzanine and boat acquired during lockdown to be converted to create additional bedroom.



2020-07-03 12.44.22



2020-07-03 15.20.20



2020-07-03 16.20.09

Above – 2020 photos showing creation of dormer roof to first floor rear elevation.



2020-07-28 15.14.24



2020-07-30 17.10.18

Above – 2020 photos substantial completion of insulated studwork panels.



Above – 2020 photo showing installation of ground floor bathroom door



Above – 2020 photos showing substantial completion of first floor bedroom



2020-08-12 12.51.35



2020-08-20 16.56.23

Above – 2020 photos showing substantial completion of first floor bathroom



2020-09-03 13.31.09



2020-09-03 13.31.21



2020-09-03 13.31.59



2020-09-03 13.51.34



2020-09-04 15.00.12

Above – 2020 photos showing substantial completion of ground floor dining area



2020-09-17 14.02.22



2020-09-17 14.09.18

Above – 2020 photos showing completion of window to ground floor dining area



2020-09-18 12.13.33



2020-09-20 08.24.57

Above – 2020 photos showing further upcycled furniture projects for the barn



2020-09-27 15.42.49



2020-09-27 17.11.03

Above – 2020 photos showing installation of full sized snooker table to ground floor games room



2020-09-30 10.08.39

Above – 2020 photo showing installation of ground floor back door and windows



2020-10-07 10.06.54



2020-10-08 14.51.47



2020-10-15 12.31.38



2020-10-21 15.29.16



2020-10-21 15.29.20

Above – 2020 photos showing installation of pond to south of barn



2020-11-13 12.22.40



2020-11-13 13.07.37



2020-11-13 13.07.47

Above – 2020 photos showing installation of windows / completion of dormer windows to first floor



2021-01-29 15.34.22

Above – 2021 photos showing installation of ground floor bathroom



2021-07-10 16.51.56



2021-07-10 16.53.02

Above – 2021 photos showing cladding completion to staircase and completion of first floor bedroom 2.



2021-07-17 15.10.46



2021-07-18 09.40.03



2021-07-21 08.58.41

Above – 2021 photos showing finishing touches.



2021-08-09 12.03.19

Above – 2021 photos showing substantial completion of kitchen.



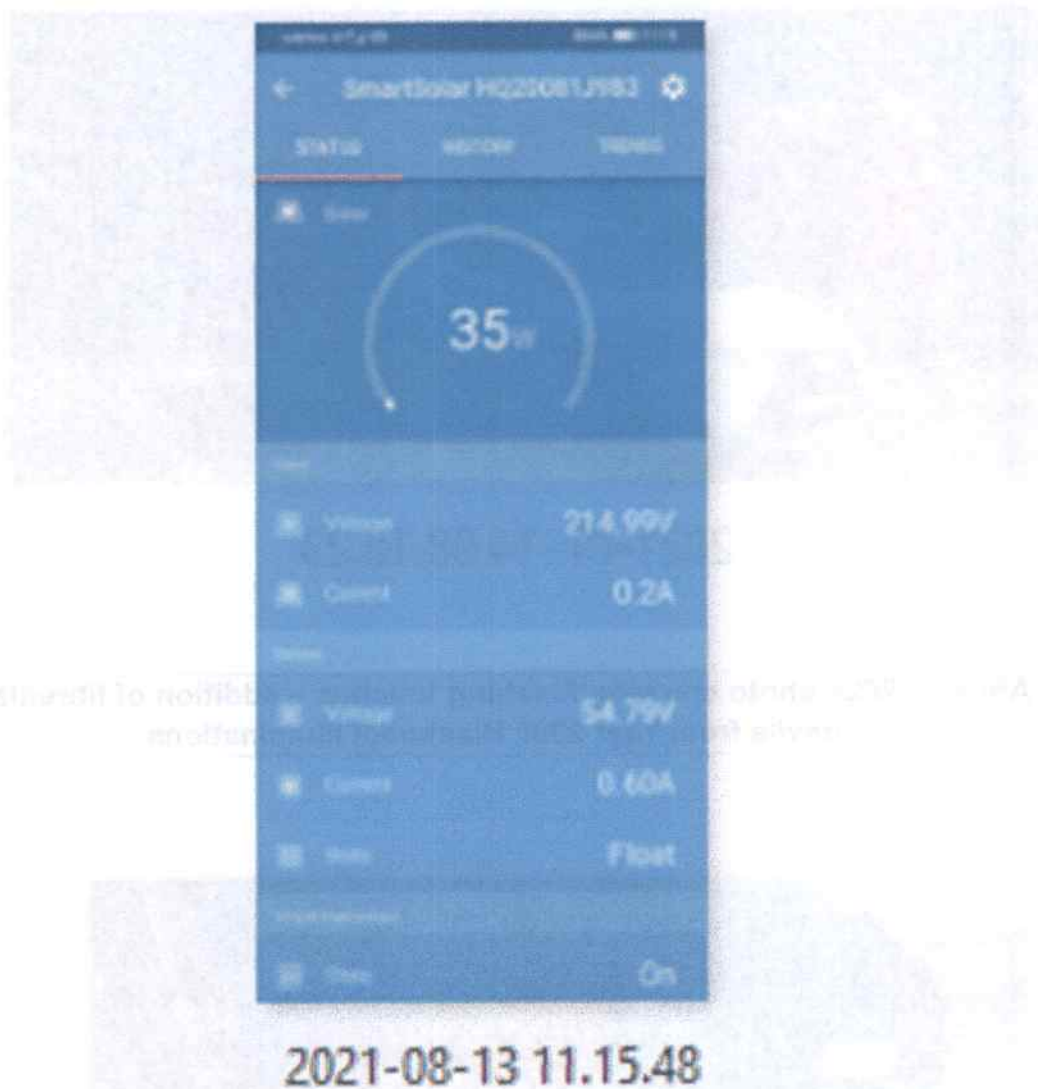
2021-07-14 08.18.23

Above – 2021 photo showing finishing touches – addition of fibreglass devils from Year 2000 Blackpool illuminations



2021-08-13 11.13.09

Above – 2021 photo showing installation of solar power and battery storage electric system



2021-09-15 18:37:55



2021-09-15 18:38:13



2021-09-15 18:38:32

Above – 2021 photos showing installation of solar power and battery storage electric system



2021-08-29 17.43.36

Above – 2021 photo showing substantial completion of first floor lounge



IMG_20200418_122127



IMG_20211218_112441



IMG_20211218_131441

Above – 2021 photos showing further upcycled furniture; Mini Bar and Volkswagen Car-B-Que



2021-09-03 11.08.03

Above – 2021 photo showing addition of wooden flooring to mezzanine bedroom 1.



2021-09-05 11.34.05



2021-09-05 14.23.25



2021-09-28 12.34.51



2021-09-28 12.35.18

Above – 2021 photo showing finishing touches



2021-09-29 13.31.38



2021-10-07 15.38.42

Above – 2021 photos showing substantial completion of kitchen and finishing touches



2021-10-10 15.32.20



2021-10-12 13.44.12



2021-10-17 12.45.12

Above – 2021 photos showing finishing touches

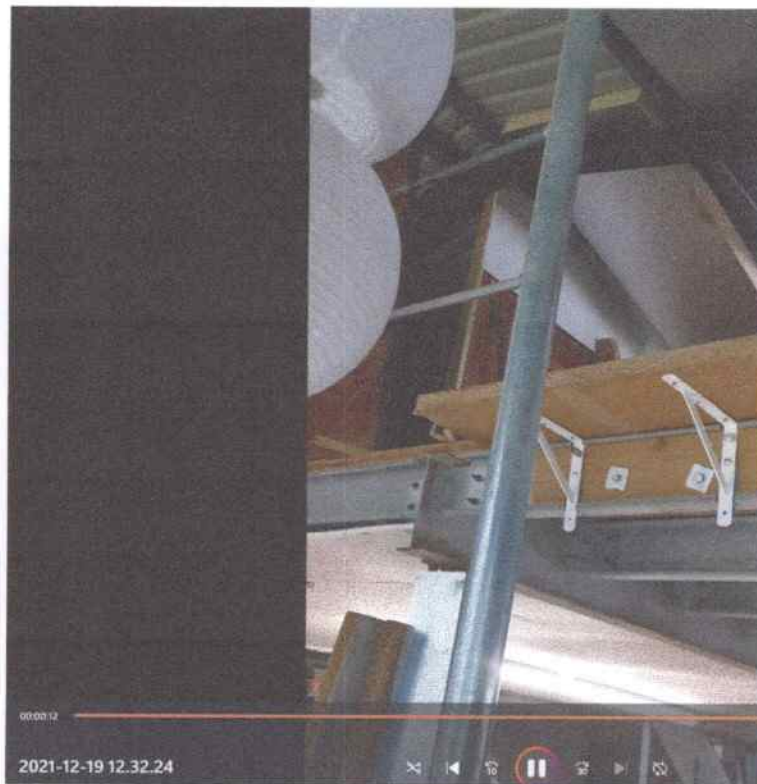


2021-12-12 11.14.47

Above – 2021 photos showing installation of entrance gates



2021-12-19 12.32.24



2021-12-19 12.32.24



2022-01-08 13.13.07



2022-01-08 13.13.27

Above – 2021 / January 2022 photos showing installation of fireman's pole from mezzanine to ground floor and installation of Angel of Death sculpture.

