Utilitas firmitas venustas

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DESIGN AND ACCESS/HERITAGE STATEMENT

Swallows Farmhouse, Swallows Lane
Dial Post, Horsham RH13 8NN

Proposed Garage to Replace Existing

August 2024



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1.0 INTRODUCTION

1.1 This Design and Access/Planning and Heritage Statement is to be read in conjunction with the Householder Application for Planning Permission for works or extension to a dwelling dated 14th August 2024 and the drawings numbered:

L-01 – Location, site and block plans.

L-02 – Plans and elevations of existing garage to be removed.

English Heritage Buildings Drawings: -
Order No. 5935 Rev B – Plan and elevations of proposed garage to replace existing.

1.2 **Use and Amount**

The proposal is to replace an existing single bay timber garage with an Oak framed two bay garage in a similar location on the site.
The use will be incidental to the existing residential use.

1.3 **Local and National Policies**

This proposal has been considered with regard to the relevant policies of the Horsham District Planning Framework 2015 (excluding the South Downs National Park), and in particular the following: –

Policy 1 – Strategic Policy: Sustainable Development
Policy 2 – Strategic Policy: Strategic Development
Policy 24 – Strategic Policy: Environmental Protection
Policy 25 – Strategic Policy: The Natural Environment and Landscape Character
Policy 26 – Strategic Policy: Countryside Protection
Policy 28 – Replacement dwellings and House Extensions (including ancillary accommodation) in the Countryside
Policy 32 – Strategic Policy: The Quality of New Development
Policy 33 – Development Principles
Policy 34 – Cultural and Heritage Assets

West Grinstead Parish Neighbourhood Plan 2019-2031

And relevant chapters of the National Planning Policy Framework December 2023.

Section 12 of the NPPF describes achieving well-designed and beautiful places.

Section 15 of the NPPF describes conserving and enhancing the natural environment.

Section 16 of the NPPF describes conserving and enhancing the historic environment.

All of which this proposal seeks to achieve.

- In Section 2.0, we describe the site and its location.

- In Section 3.0, we describe the layout and appearance of the proposal to demonstrate compliance with the above Policies.

1.4 **Relevant Planning History**.

There is no recent relevant planning history available to view on the Horsham District Council planning website.

2.0 SITE ANALYSIS

2.1 Swallows Farmhouse is located to the north of the small village of Dial Post (an unclassified settlement outside of the defined development boundary), which in itself is approximately 8 miles south of Horsham. The property is accessed off the east side of Swallows Lane and lies just to the north of the recently renovated Knepp Wilding Kitchen & Shop.

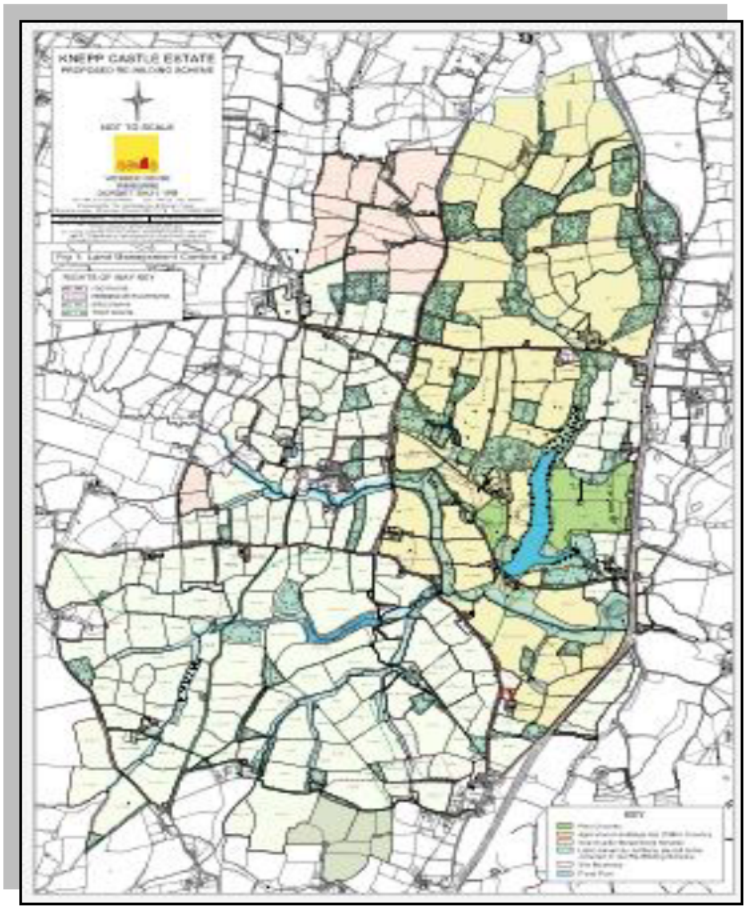
The Site

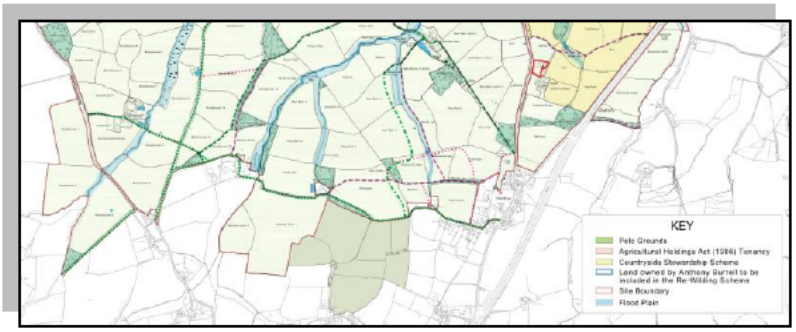
The property and surrounding curtilage falls within the Knepp Castle Estate.

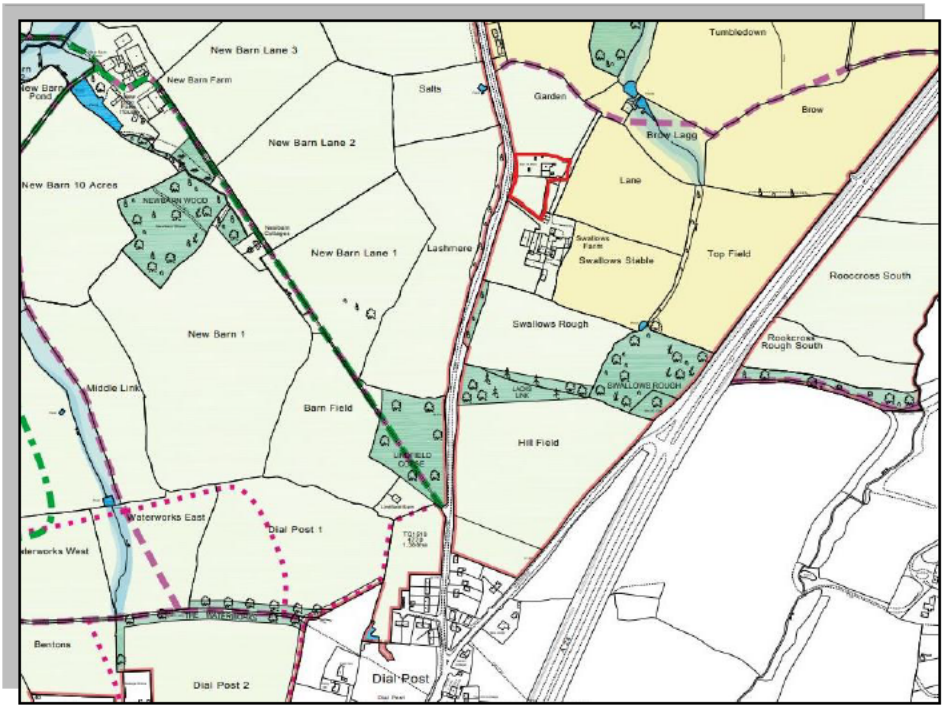
Knepp Castle Estate was once intensively farmed, but since 2001 has been devoted to a pioneering rewilding project. Knepp's ethos is to enable natural processes instead of aiming for any particular goals or outcomes. Free-roaming grazing animals — cattle, ponies, pigs and deer — drive this process-led regeneration. Knepp demonstrates that low-cost methods of ecological restoration can be highly effective, producing dramatic and profitable results for failing or abandoned farmland. It shows that rewilding projects can support established nature reserves and wildlife sites by providing an expansion of habitats and wildlife that will one day

connect on a landscape scale. It also supports new nature-based enterprises, such as high-quality meat, camping, glamping, safaris, and business rentals to create a resilient rural economy. This has improved business for local pubs, shops & B&Bs. The estate also has an extensive volunteer programme, education programme, and wellness programme including yoga.

The full extent of the Knepp Castle Estate is indicated on the map below, and enalrged extract for the south of the Estate shown further below, with the curtilage of Swallows Farmhouse outlined in red.







The Swallows Farmhouse site is further amplified in the extract above

The site and surrounding area lies outside of the Area of Outstanding Natural Beauty, the South Downs National Park, Conservation Area and Green Belt. The site also has a very low risk of flooding.

Swallows Farmhouse is a Grade II listed building with a Historic England Listed Entry Reference of 1354271 (date first listed 28th November 1980) and a National Grid Reference of TQ 15654 20280.
The associated text from the original listing reads as follows:-

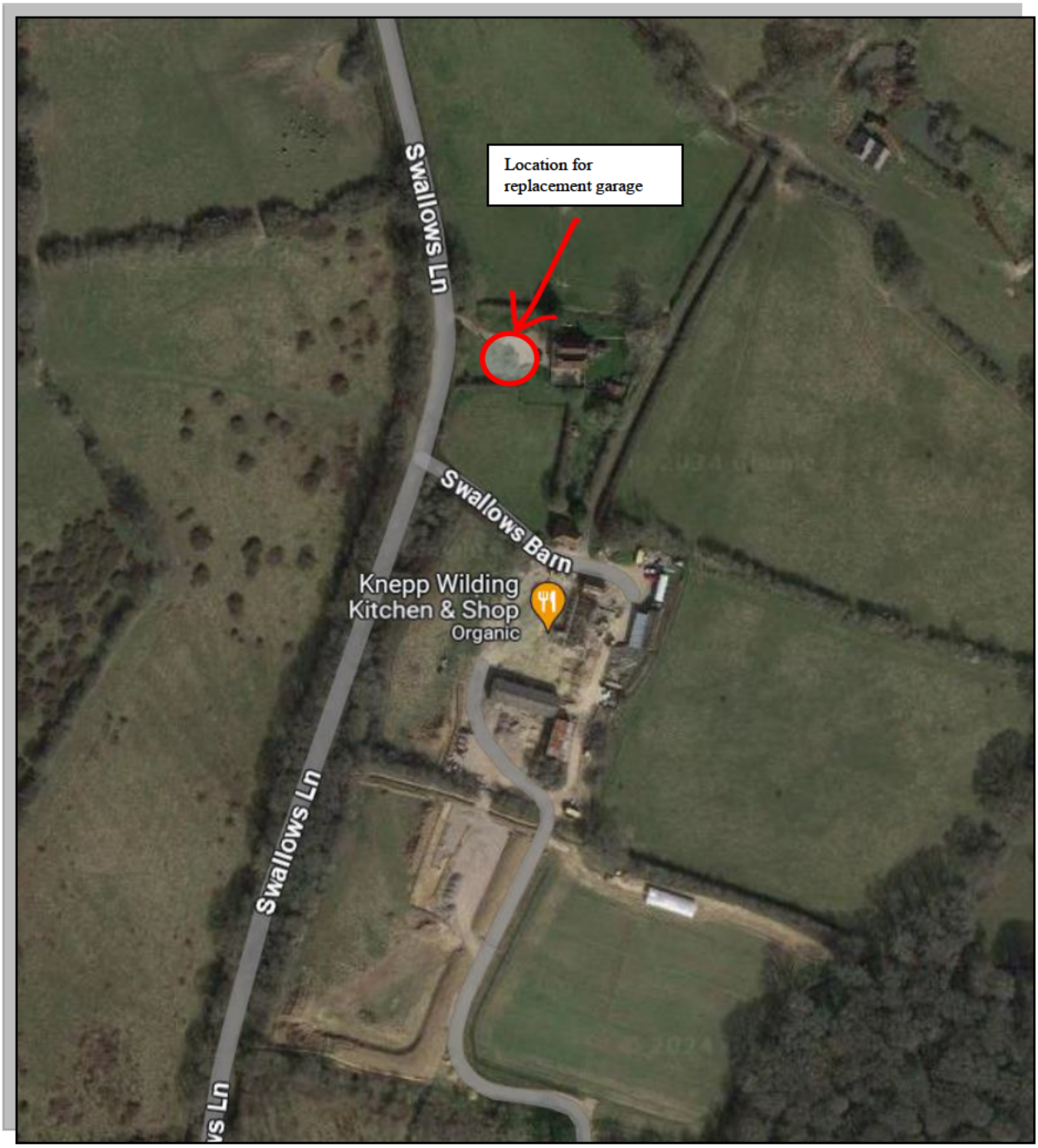
DETAILS

WEST GRINSTEAD SWALLOW LANE 1. 5404 Swallows Farmhouse

TQ 12 SE 16/528

II

2. C18. Two parallel ranges. Two storeys. Three windows. Painted brick. Hipped tiled roof. Casement windows. Doorway with flat hood on brackets.



The application site is indicated on the Google image above, with the garage located directly to the west of the Farmhouse. The main garden area extends to the south, and a smaller garden area to the east.

2.2 Photographs of the existing timber garage to be replaced are indicated below (with the garage doors facing north).









The existing garage is constructed with a timber frame, and clad to all elevations with closed horizontal boarding, all under a metal sheet roof. A small window is located to each side (east/west), with side hung timber doors to the frontage. The garage floor is formed with compacted gravel. The current garage size is 5.53m deep x 3.43m wide (19m^2), with an overall ridge height of 3.65m.

The garage now suffers from water ingress and dampness through the

ground, and is nearing the end of its useful life.
It is therefore no longer practical to park a car inside the garage, and subsequently, the paintwork on the Applicants' cars have suffered from sun damage, tree sap remnants and bird droppings, hence the requirement for two undercover garage spaces.e

2.3 Photographs below indicate elevations of Swallows Farmhouse facing west and north.





2.4 The photograph on the front page of this Statement indicates the 'principal' elevation of Swallows Farmhouse facing south.

2.5 The replacement garage would be constructed in a similar location on the site, accessed off the existing gravel driveway. Manoeuvrability of vehicles within the site will be maintained. This will ensure that no trees will require removal or would be detrimentally affected by the works. In addition, the curved brick retaining wall separating the parking/turning area from the garden between the house and garage will remain insitu.

2.6 Access

No alterations are proposed to the site access off Swallows Lane.

The floor level of the replacement garage will be at the adjacent ground level - as the existing garage.





2.7 Landscaping

No mature trees or hedges are to be removed or cut back in connection with this development. The three Apple trees in closest proximity to the garage (as indicated on the submitted block plan) will not be affected by the installation of the replacement garage. This has recently been verified by the Knepp Castle Estate Ranger/ Woodsman as below: -

"Providing the apple trees surrounding the garage in the attached photograph at Swallows Farmhouse are protected during the works from accidental damage to the trunks and branch systems they should remain in good health. Whilst the root systems of the three trees in the photograph will inevitably be affected by the digging works, it will be limited given the distance between the garage and trees and the surrounding unaffected ground, and therefore the trees should continue to live."

Tom Burns
Ranger/Woodsman

The Wisteria and other low-level shrubs will be relocated on completion of the building works.
The proposed outbuilding would be a lightweight timber framed structure requiring minimum disturbance to the soil. In addition, the building would essentially sit within the footprint of the existing garage that it would replace (extending further towards the house due to the additional garage bay).

In any case, suitable methods of excavation utilising British Standard "Works adjacent to trees BS5837 2012" will be used for all ground works.

No new soft or hard landscaping is proposed with this development.

2.8 **Protected Species**

Although there is no evidence of bat roosts within the existing garage to be replaced, should bats or any other protected species be discovered during development; works will stop immediately, and Natural England contacted for further advice.

As previously described, the form, construction and condition of the existing garage structure to be replaced would not be conducive to bat habitats, with no enclosed roof space (open to the roof internally) or wall voids as these are clad externally with closed horizontal boarding.

3.0 DESIGN SOLUTION

Layout, Scale and Appearance

3.1 The proposal is to replace an existing single bay timber garage with an Oak framed two bay garage in a similar location on the site. The use will be incidental to the existing residential use.

3.2 The new structure will be supplied and constructed by English Heritage Buildings, a company which specialises in oak framed buildings. English Heritage Buildings are the UK's leading oak framed specialist and are the only company providing a BM TRADA Q-mark assured design, manufacture and assembly of their buildings. This ensures that the building will be constructed of the highest quality, essential in this location. English Heritage Buildings have recently been awarded the coveted BUILD Award 2017, naming it the Best Timber Construction Company in the UK based on its use of specialist machinery that utilises traditional construction techniques and the eco-qualities of its materials and their work with Green Oak.

3.3 The replacement garage will utilise oak framing for the main structure based on traditional carpentry skills using mortice and tenon joints and wooden pegs.

3.4 The proposed structure will have an overall external footprint area of 31.5m².

The eaves beam of the structure will be at a height of 2.1m from the adjacent ground level with a maximum ridge height of 4.035m. The roof pitch proposed is 40° and suitable for the plain roof tile finish proposed. The roof design will incorporate a feature Dutch

gable (with a high-level hip to the east elevation) and extending catslide to the west side over an open log store area, together with a full catslide to the rear ensuring that the overall ridge height is kept as low as possible, and roof bulk minimised from all aspects.

3.5 The external materials are traditional with softwood weatherboarding above facing brickwork plinths.
The exposed framework and joinery will be allowed to weather and silver naturally which is appropriate in this rural location.

3.6 Side hung garage doors and a single window to the east elevation will be constructed with hardwood joinery and fitted with traditional furniture, allowing them to weather and silver with the remainder of the structure.

3.7 An image of the replacement garage is indicated below.



3.8 The size, bulk and external materials proposed would therefore respect the setting of the property curtilage in context with the heritage asset and views from outside of the site.

3.9 We consider that the location, design and scale of the proposed outbuilding would improve the outlook from the listed building. The rustic materials proposed would enhance this area of the site.

4.0 CONCLUSION

4.1 The proposed garage will replace an existing timber in the same location. This is no longer weatherproof or practical to park a car. An electric vehicle (EV) charger will be installed inside the garage.

4.2 This replacement has been sensitively and appropriately designed, utilising rustic external materials suitable for this location. This will ensure that it sits comfortably within its surroundings and will also compliment the host dwelling, a Grade II listed building.

4.3 All existing mature landscaping will remain around the site, and no mature trees or hedges would be removed or detrimentally affected by the proposal as previously described.

4.4 It is therefore considered that the proposal does not conflict with the National Planning Policy Framework and relevant Policies of the Local Plan as previously described.

Sufficient manoeuvrability into and around the site will be maintained.
The replacement garage will remain incidental to the enjoyment of the dwelling house.

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SCHEDULE OF EXTERNAL MATERIALS AND SURFACE FINISHES

SELECTED FACING BRICKS FOR PLINTHS (225mm HIGH) – IBSTOCK WEST HOATHLY MEDIUM MULTI STOCK BRICKS



ROOF TILES –

DEVELOPER ROTHSCHILD BLEND

TRADITIONAL CLAY ROOF TILES

(OR SIMILAR APPROVED)

Rothschild Blend





TRADITIONAL
• CLAY ROOF TILES LTD •
GENUINE HANDMADE ROOF TILES & FITTINGS

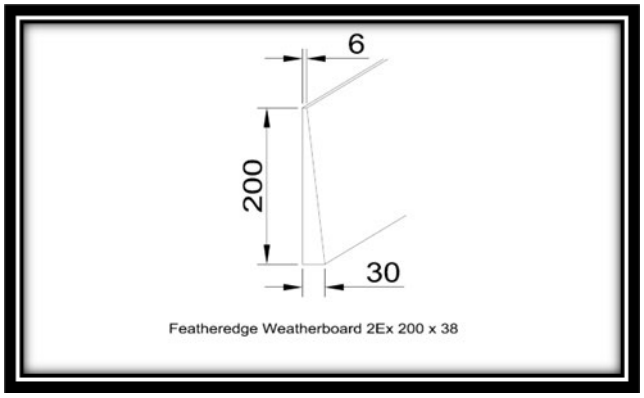
08008 886633
07584 624744

SOFTWOOD WEATHERBOARDING – OBTAINED FROM VENABLES OR SIMILAR APPROVED

Specification for EHB softwood featheredge:
200mm board 30-6mm Taper
Sound Knots up 15mm considered no defect.
Four knots less than 40mm are permitted in lengths up to 4 meters.
No Wayne.
One dead knot less than 25mm allowed.
No Bark pockets Brown stain, pith, no hole of boxed hart.
Sapwood to be limited. Clear finish.







EXTERNAL JOINERY FOR GARAGE DOORS (TYPICAL) – HARDWOOD SIDE HUNG DOORS AND FRAMES WITH TRADITIONAL BLACK FURNITURE (AS INDICATED ON PHOTOGRAPHS BELOW).





RAINWATER GOODS – OSMA BLACK ROUNDLINE UPVC GUTTERS & RAINWATER PIPES



