

# Planning Committee Meeting

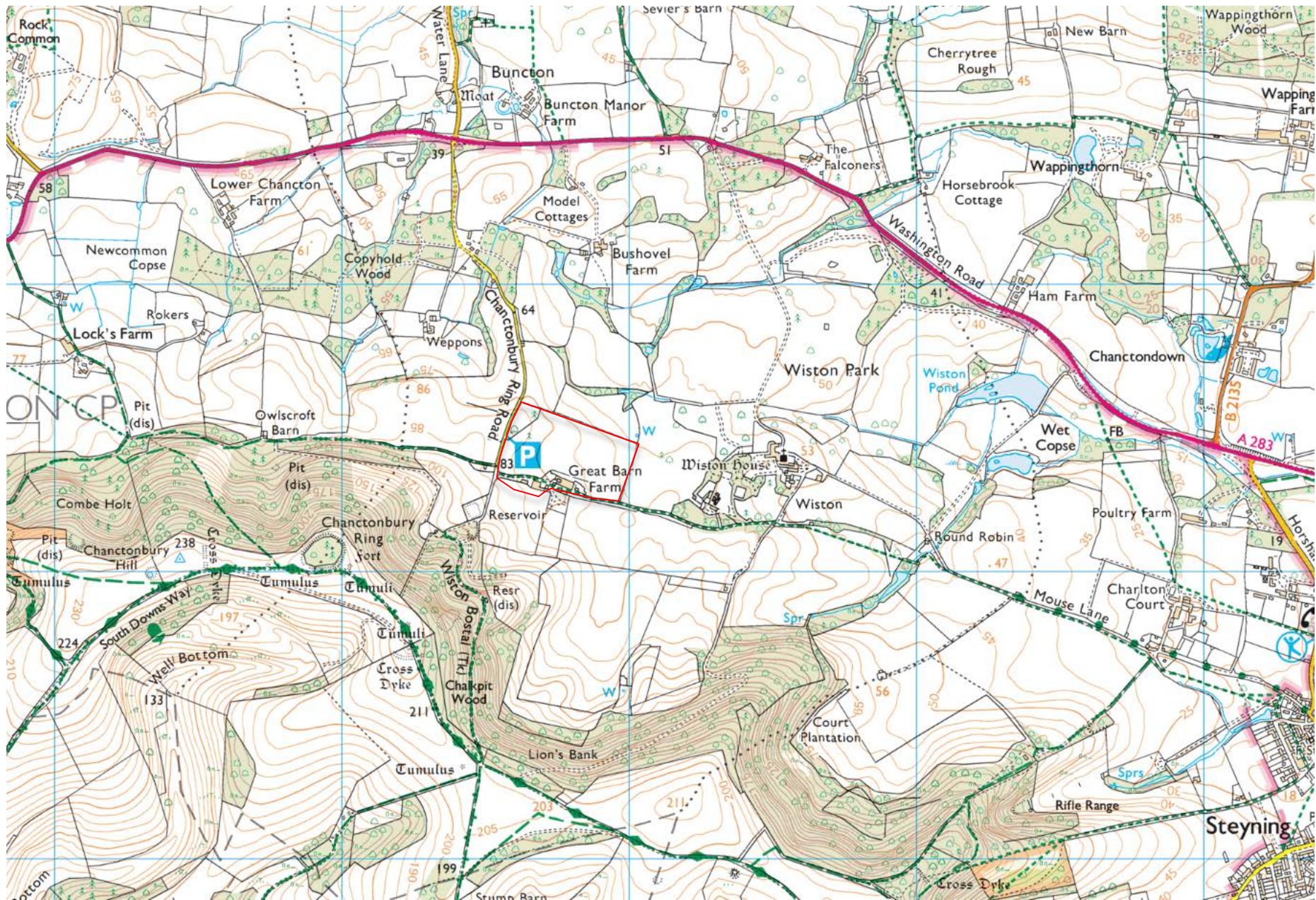
8 February 2018

## Agenda Item 7

Change of use from existing agricultural buildings to various uses, including residential, under the general description of an Ecumenical Retreat, Prayer Centre with bunk house accommodation, the erection of new agricultural buildings with access and creation of a car parking area

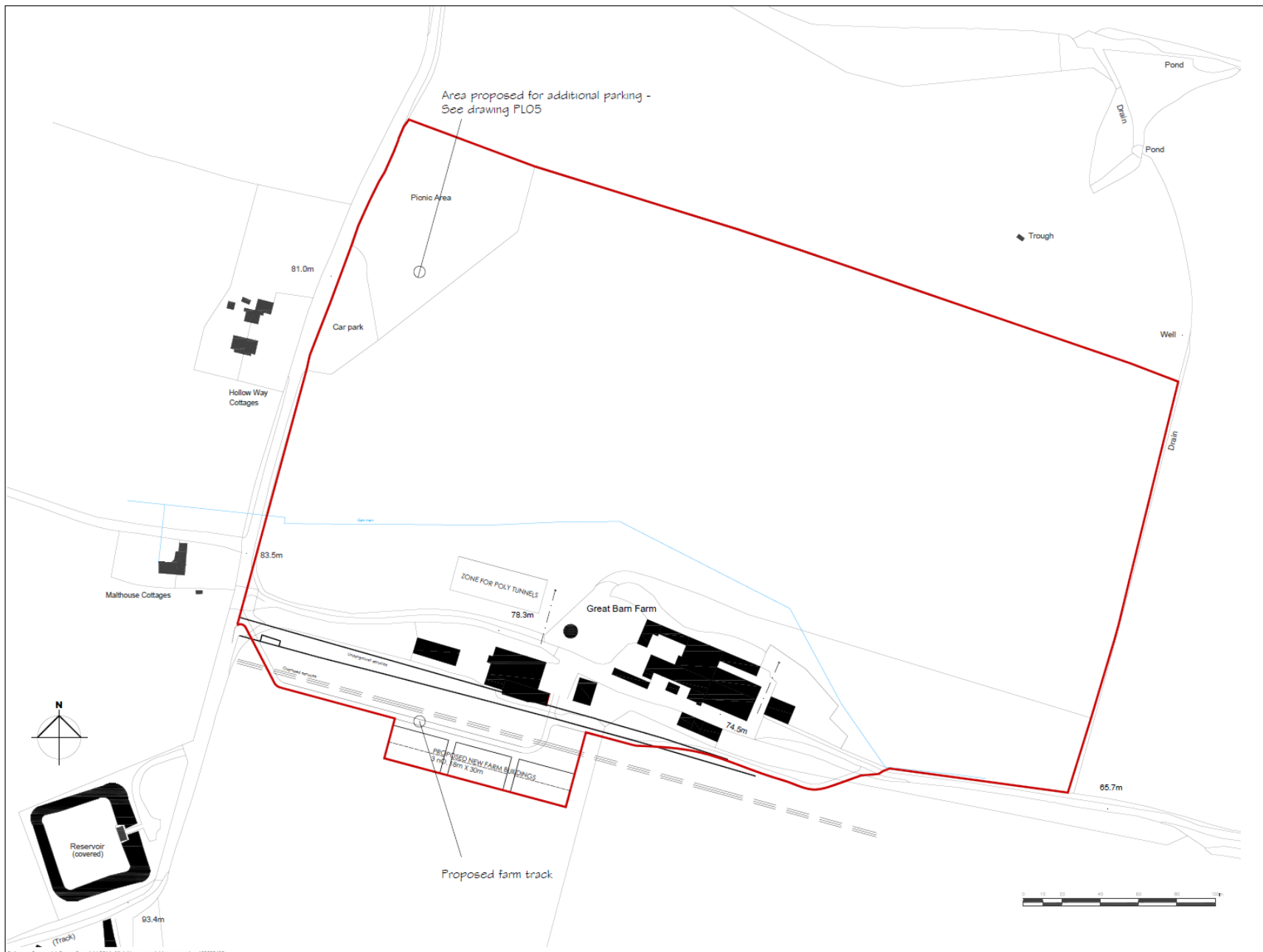








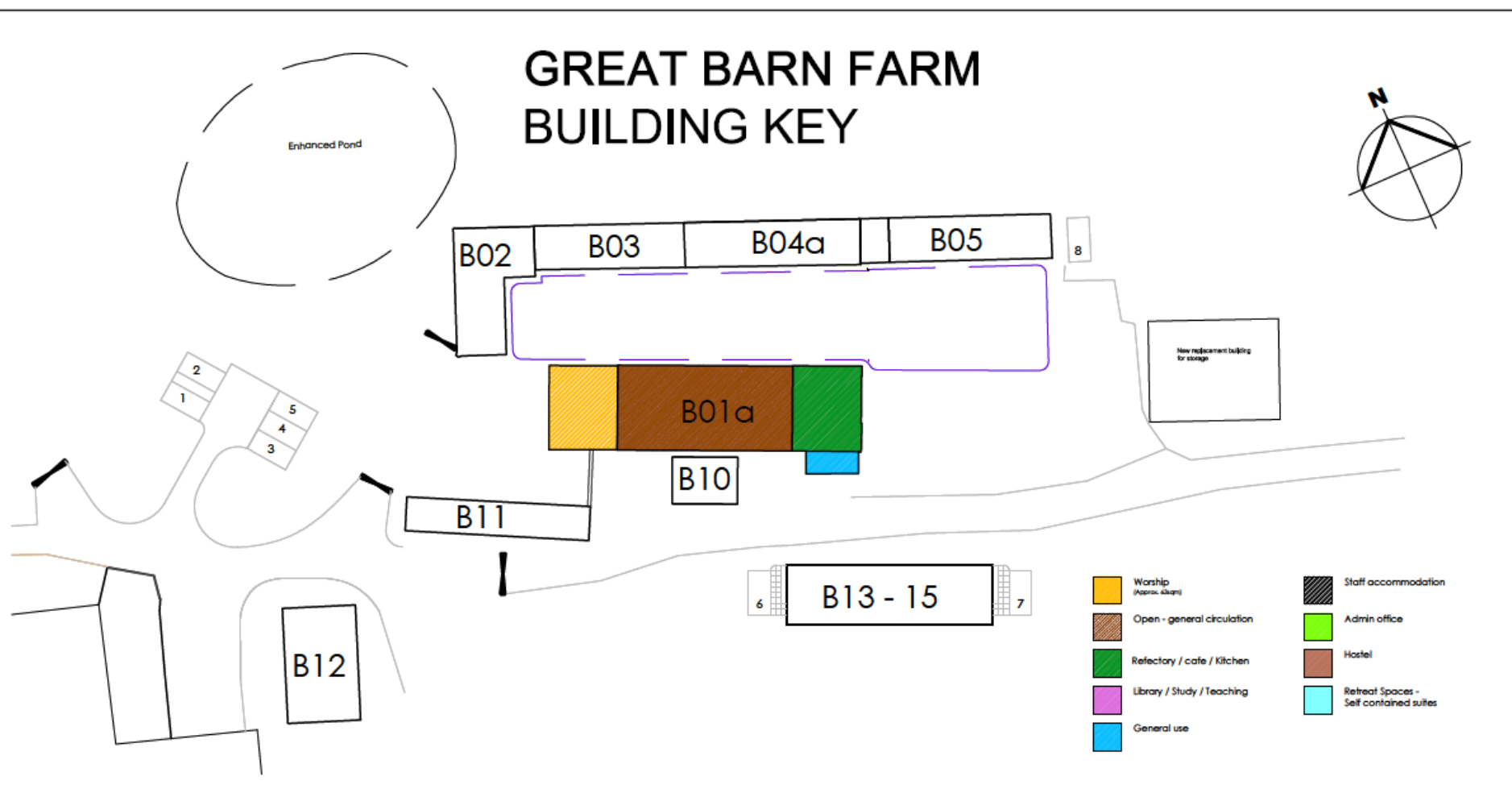




# Main Issues

- Impact on the special character of the listed building and the historic farmstead setting;
- Design, landscape and visual impact;
- Highway safety and impact upon the PRow network; and
- Effects on ecology and trees

# Great Barn

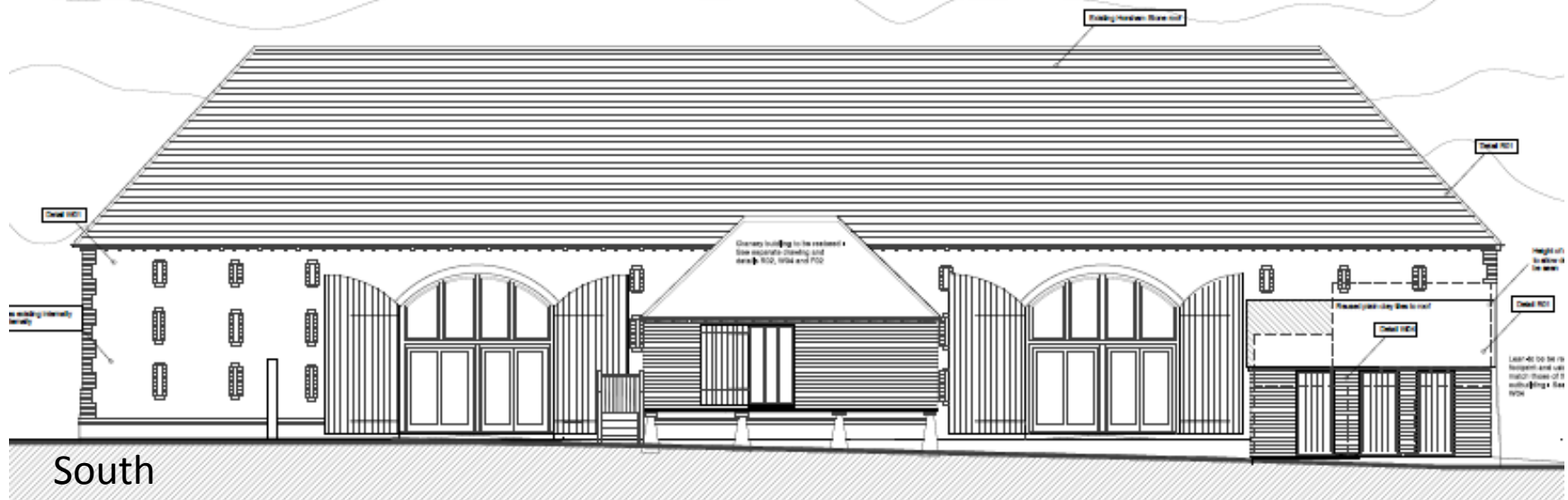
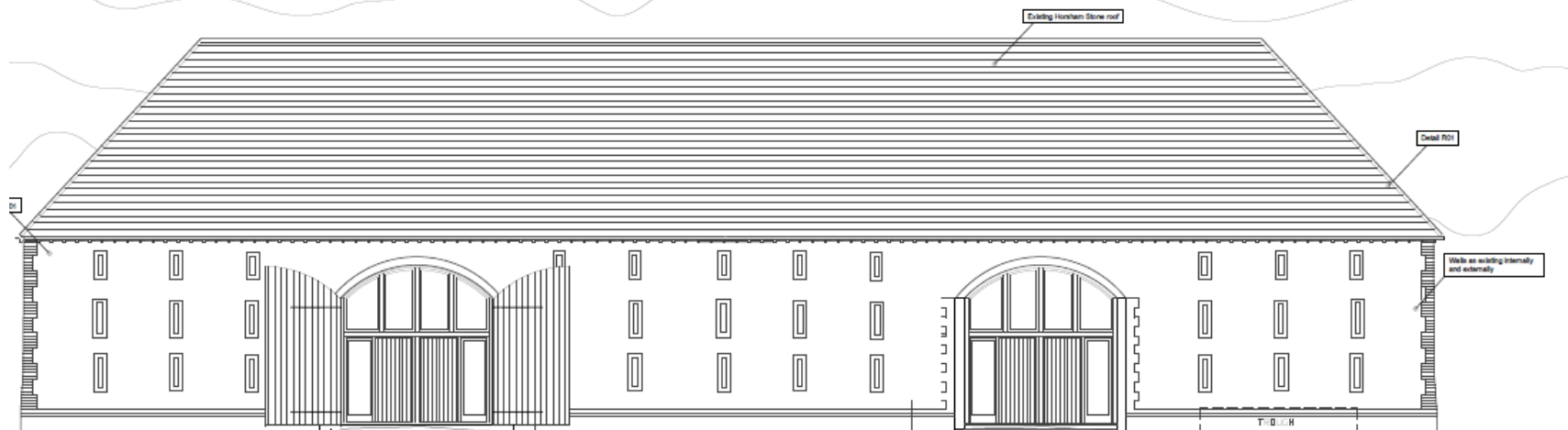


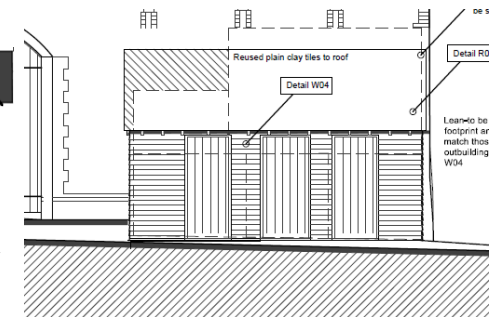
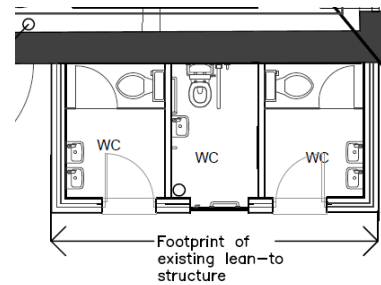
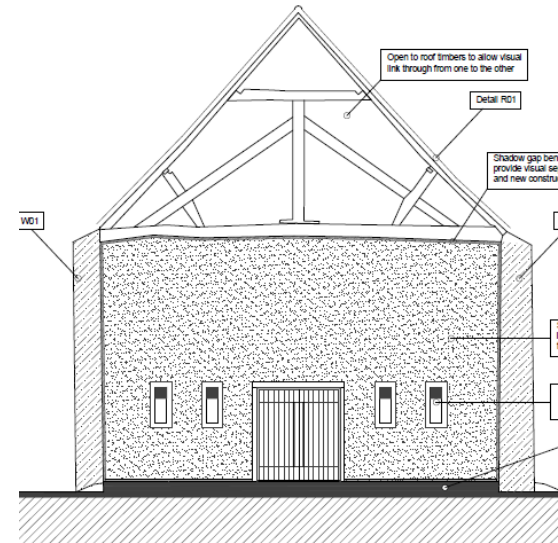
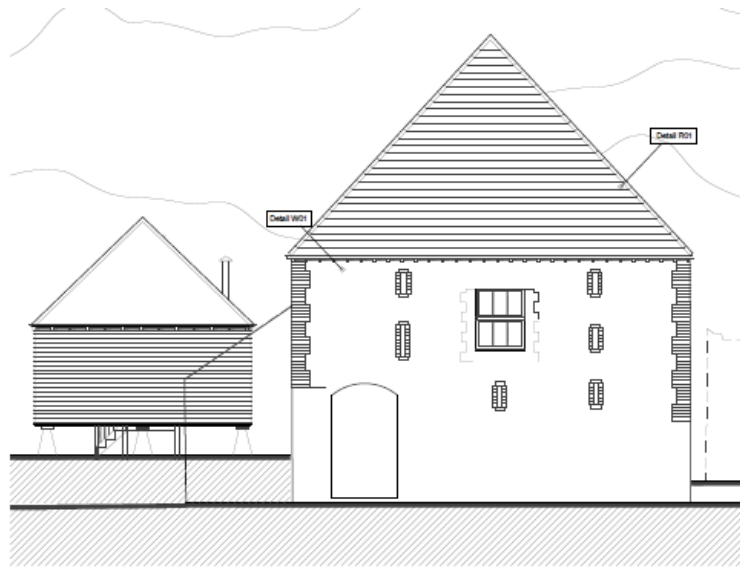






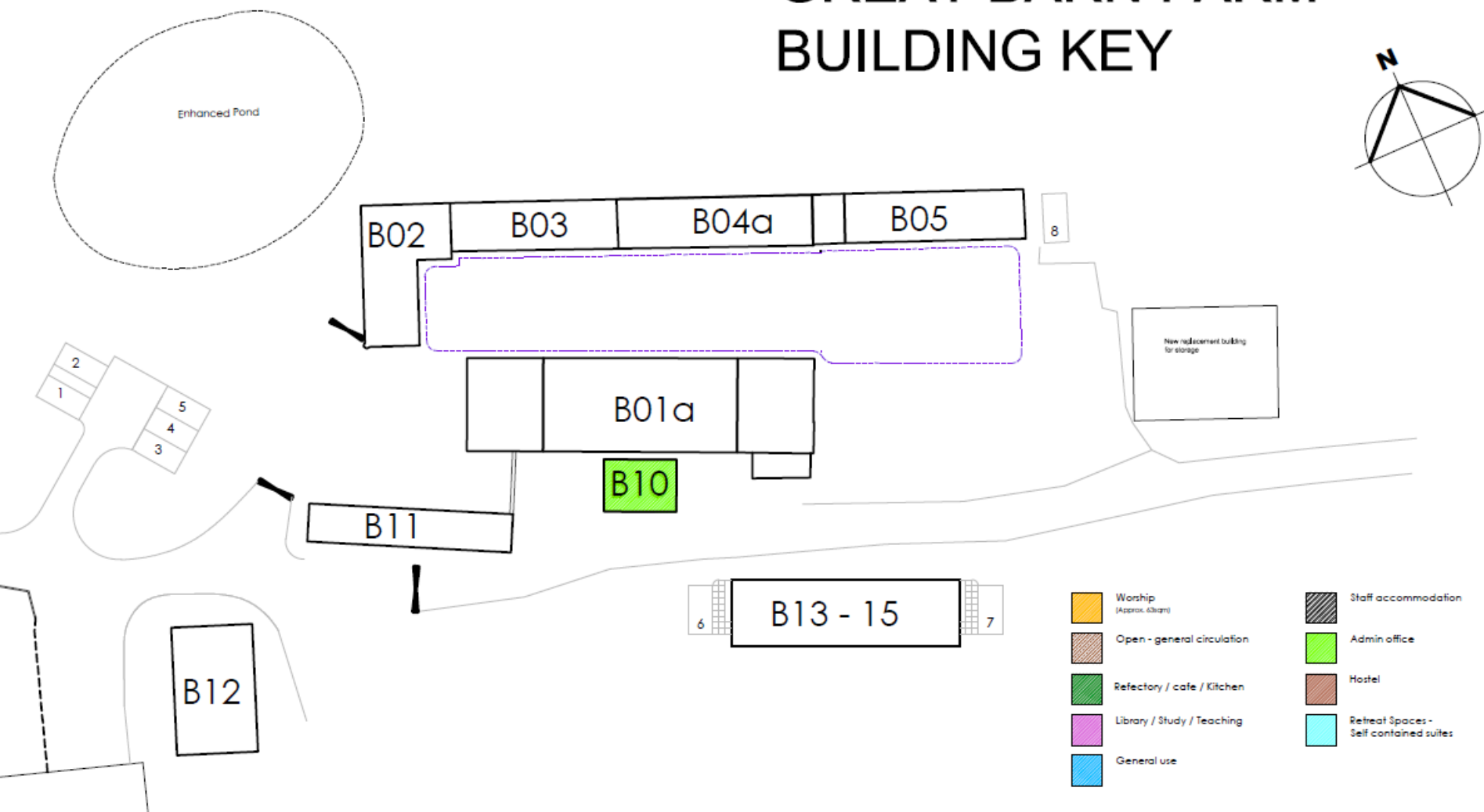




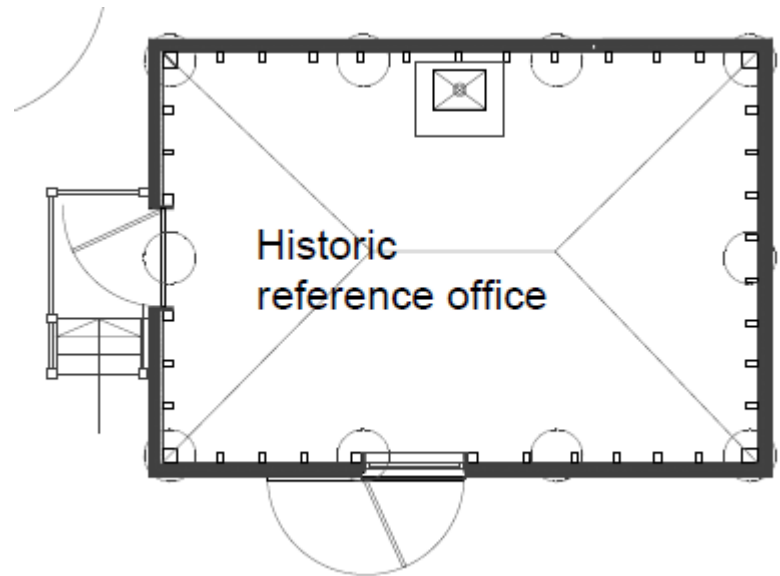
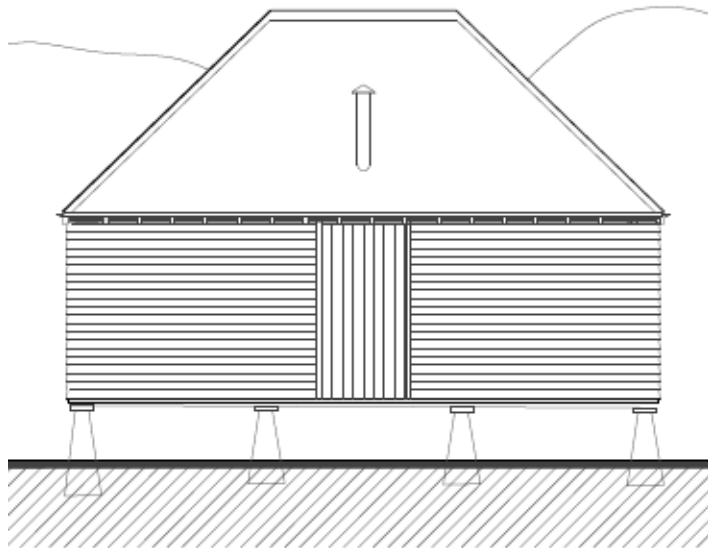
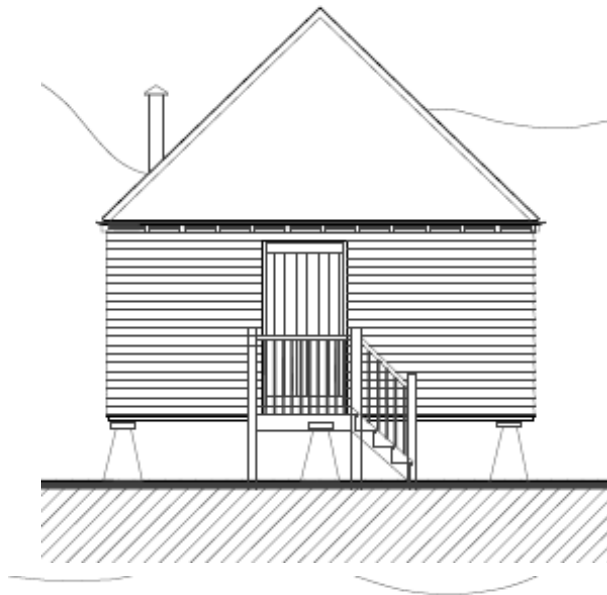


# Granary

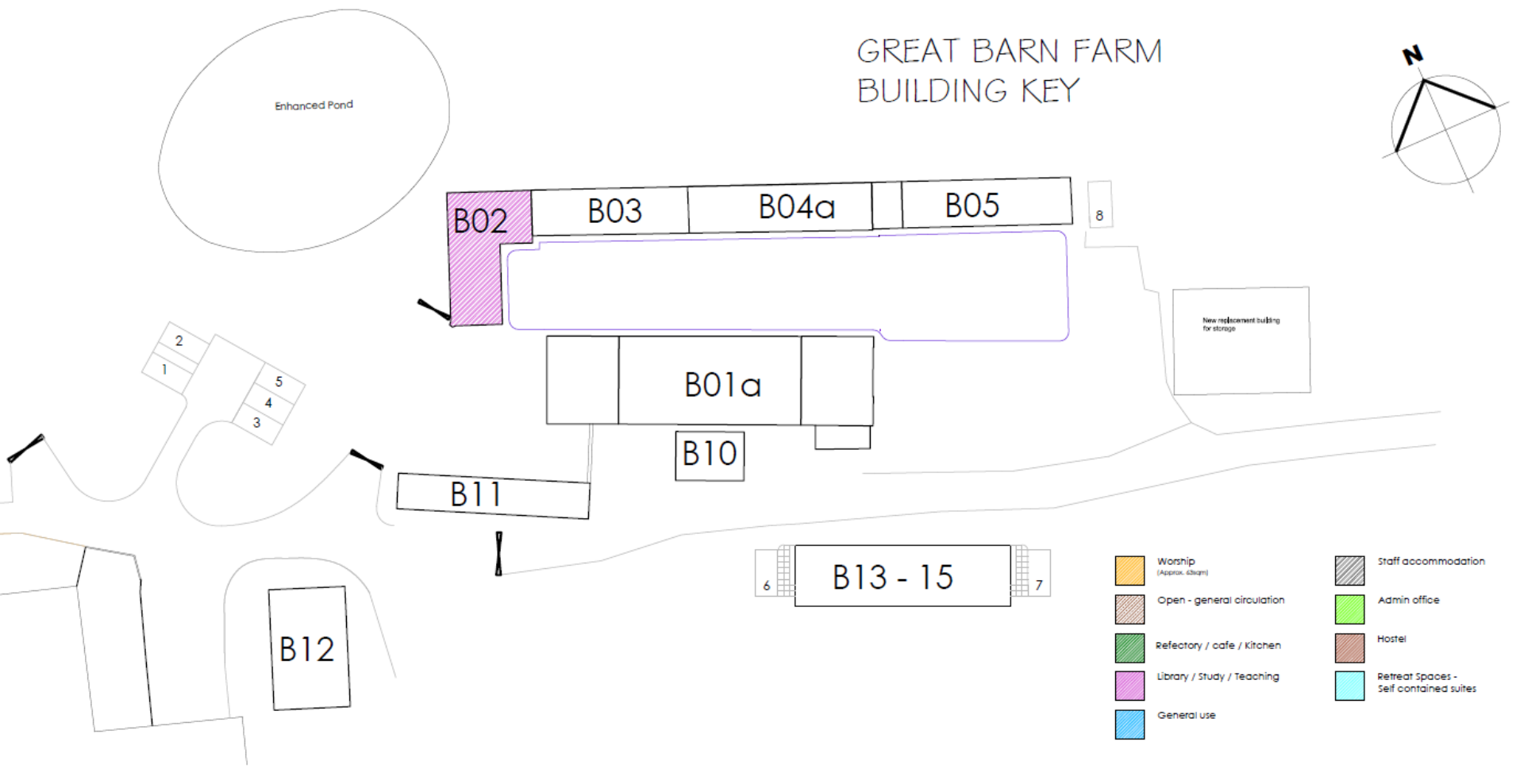
## GREAT BARN FARM BUILDING KEY







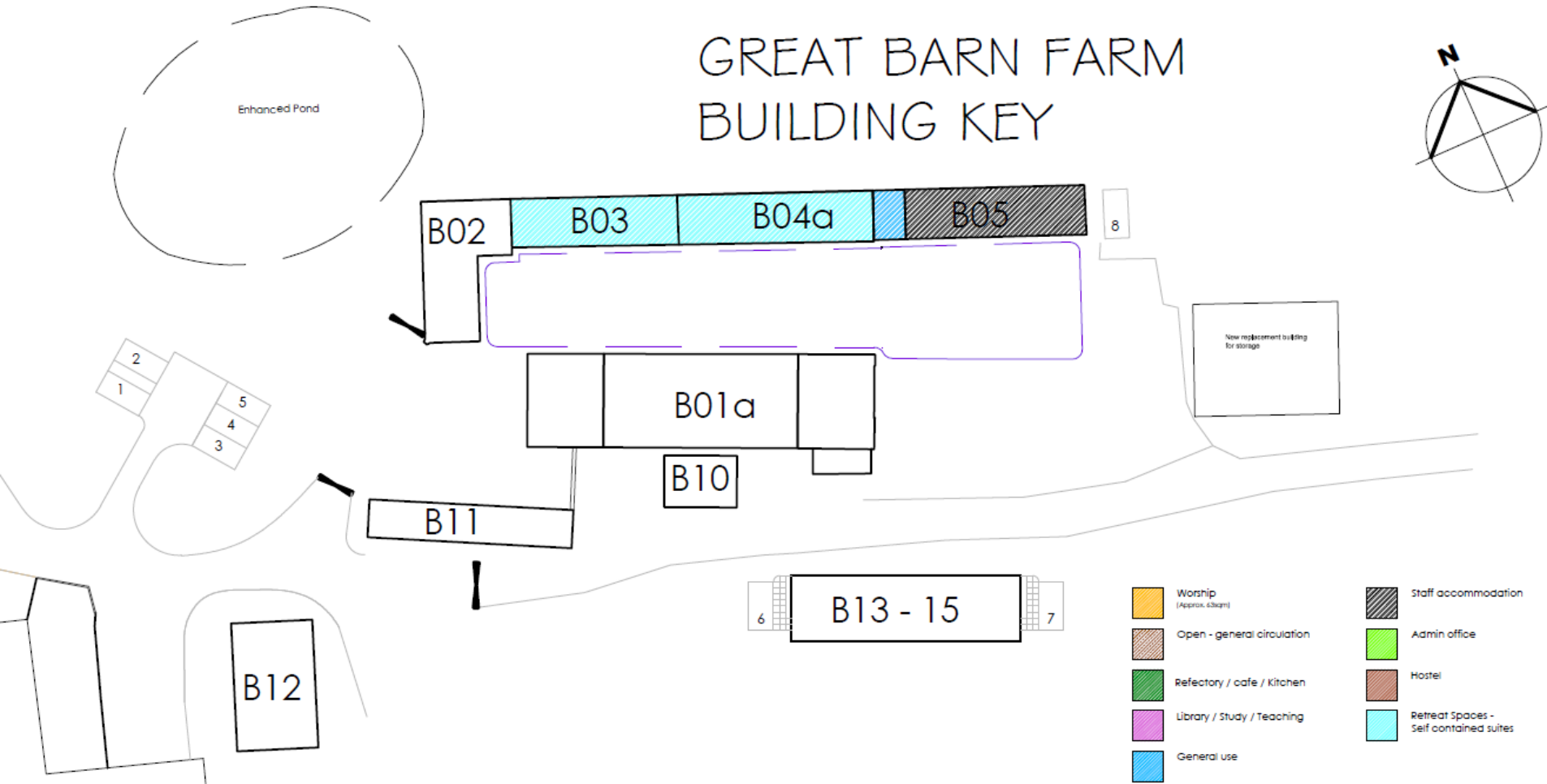
# Seminar Room / Library







# Retreat/Staff Accommodation





The diagram is a cross-section of a long, single-story building. It is divided into six distinct sections labeled 'Retreat Unit 1' through 'Retreat Unit 6'. Each unit contains a large window or door opening. Above the units, a roofline is shown with dashed lines indicating structural elements. Below the units, a series of vertical posts are labeled 'Retained post'. To the right of the units is an 'Open barn space' which is currently empty. A label 'Straw bale construction with limecrete render' points to the wall of this space. The entire structure sits on a foundation. Text annotations provide details on roof repairs and structural changes.

Roof timbers to be repaired or replaced, Slate roof finish as existing

Retreat Unit 1

Retreat Unit 2

Retreat Unit 3

Retreat Unit 4

Retreat Unit 5

Retreat Unit 6

Existing timber framed structure to be exposed and new timber framed, straw bale construction built behind the retained timber structure

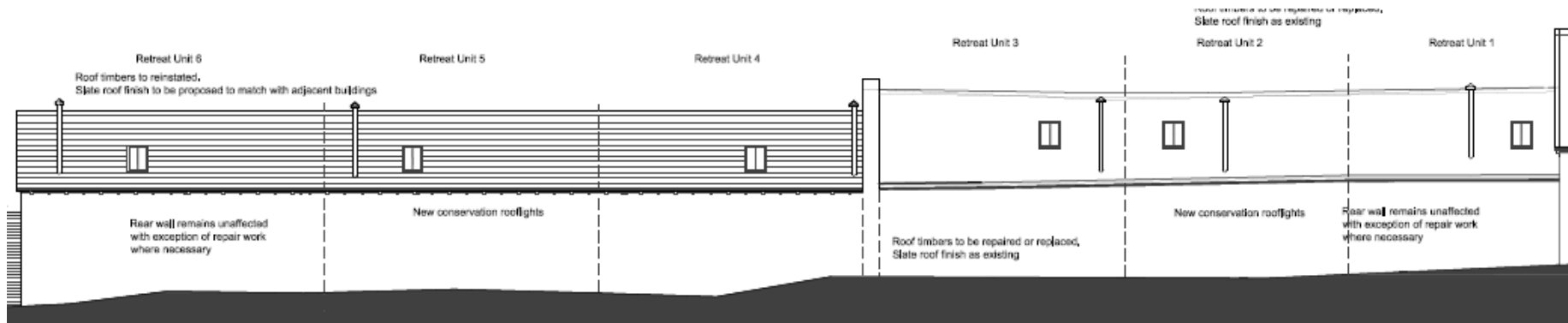
Straw bale construction with limecrete render

Open barn space - No apparent structure to be saved. Proposed infill to recreate the open animal shelter believed to have existed in the past

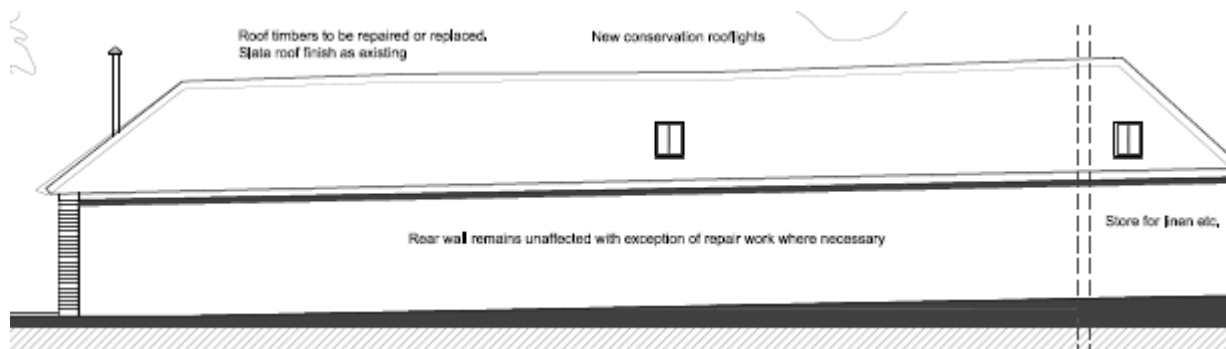
[illegible]



# Retreat accommodation



# Staff accommodation



Architectural floor plan of the second floor, showing six units (Unit 1 to Unit 6) and their internal room layouts. The plan includes structural annotations and a scale bar.

**Units and Rooms:**

- Unit 1:** Guest Suite, Shower Room, Bathroom, Kitchen, Living Area, and Bed Room.
- Unit 2:** Guest Suite, Shower Room, Bathroom, Kitchen, Living Area, and Bed Room.
- Unit 3:** Guest Suite, Shower Room, Bathroom, Kitchen, Living Area, and Bed Room.
- Unit 4:** Guest Suite, Shower Room, Bathroom, Kitchen, Living Area, and Bed Room.
- Unit 5:** Guest Suite, Shower Room, Bathroom, Kitchen, Living Area, and Bed Room.
- Unit 6:** Guest Suite, Shower Room, Bathroom, Kitchen, Living Area, and Bed Room.

**Structural Annotations:**

- Existing historic walls to be repaired where necessary and insulated internally.
- Roof timbers exposed.
- Underfloor heating under stone flags.
- Floor to ceiling window.
- Stone bulkhead connection with bronze window.
- Existing timber frame with new construction set behind.
- Existing timber framed structure to be exposed and the new timber framed insulated construction built behind the timber structure.
- Redolined oak timber frame on brick / stone base.

**Scale:** 0 1 2 3 4 5m

The floor plan shows a rectangular building layout with the following rooms and features:

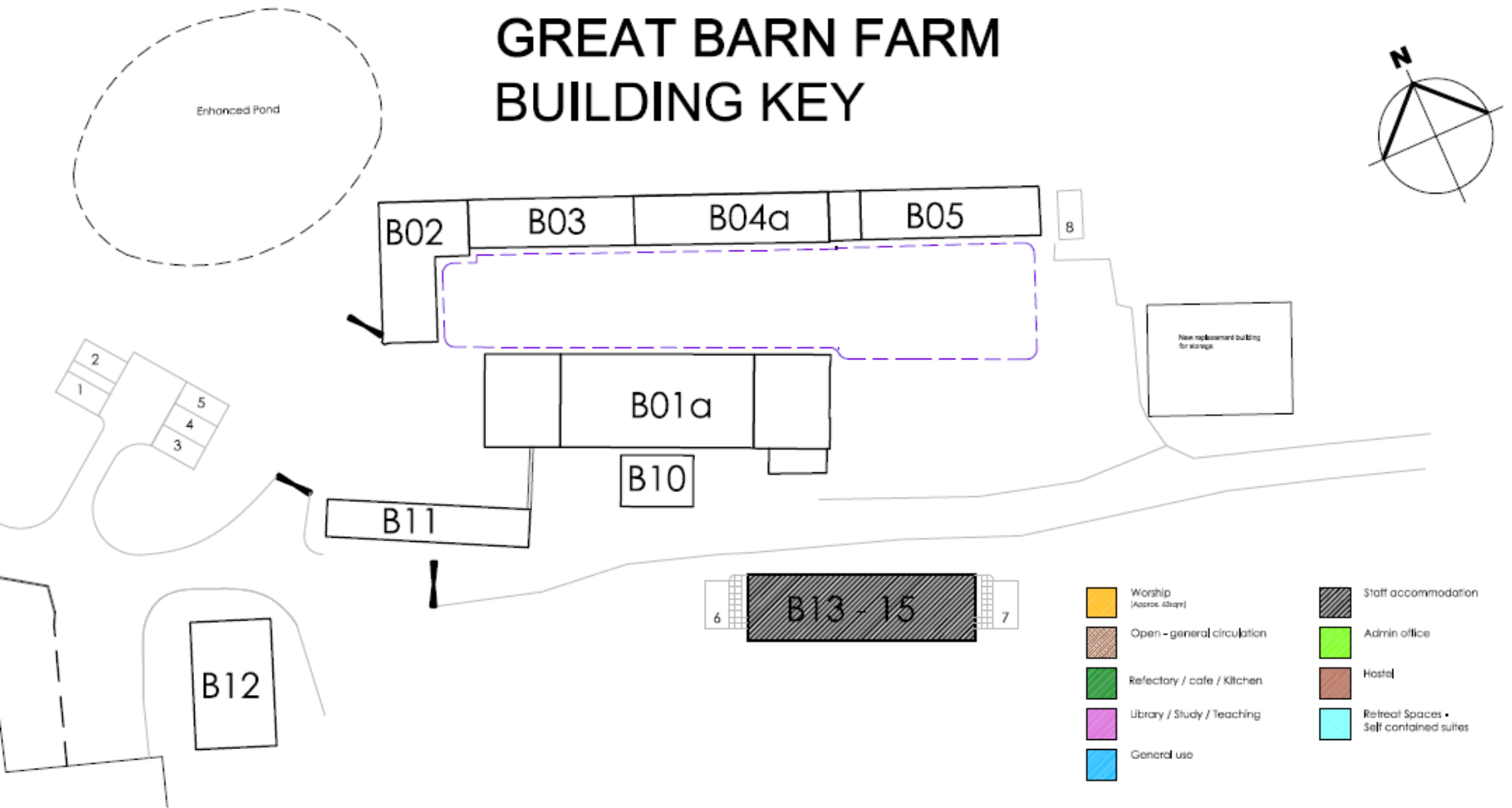
- Store - Equipment / linen:** Located at the front left, containing a refrigerator (RL).
- Bedroom 1:** Located at the rear left, containing a bed.
- Bath:** Located between Bedroom 1 and Bedroom 2, containing a bathtub.
- Bedroom 2:** Located at the rear right, containing a bed.
- Kitchen / Living Room:** Located at the front right, containing a kitchen unit and a fireplace.

Key features and annotations include:

- Roof timbers exposed:** Indicated in Bedroom 1, the Bath, Bedroom 2, and the Kitchen / Living Room.
- Glassed in line of solid door:** Indicated for the door between Bedroom 1 and the Bath, and for the door between the Bath and Bedroom 2.
- Window in line of door:** Indicated for the window in the Kitchen / Living Room.
- Existing timber framed walls to be insulated internally:** Indicated along the front and rear walls.
- Existing openings marked \*\*:** Marked on the front wall.
- Inflated openings marked \*in:** Marked on the front wall.
- New internal partitions and vaulted ceiling arrangement:** Indicated in the Kitchen / Living Room.
- Existing opening utilised for entrance:** Indicated on the right side of the front wall.

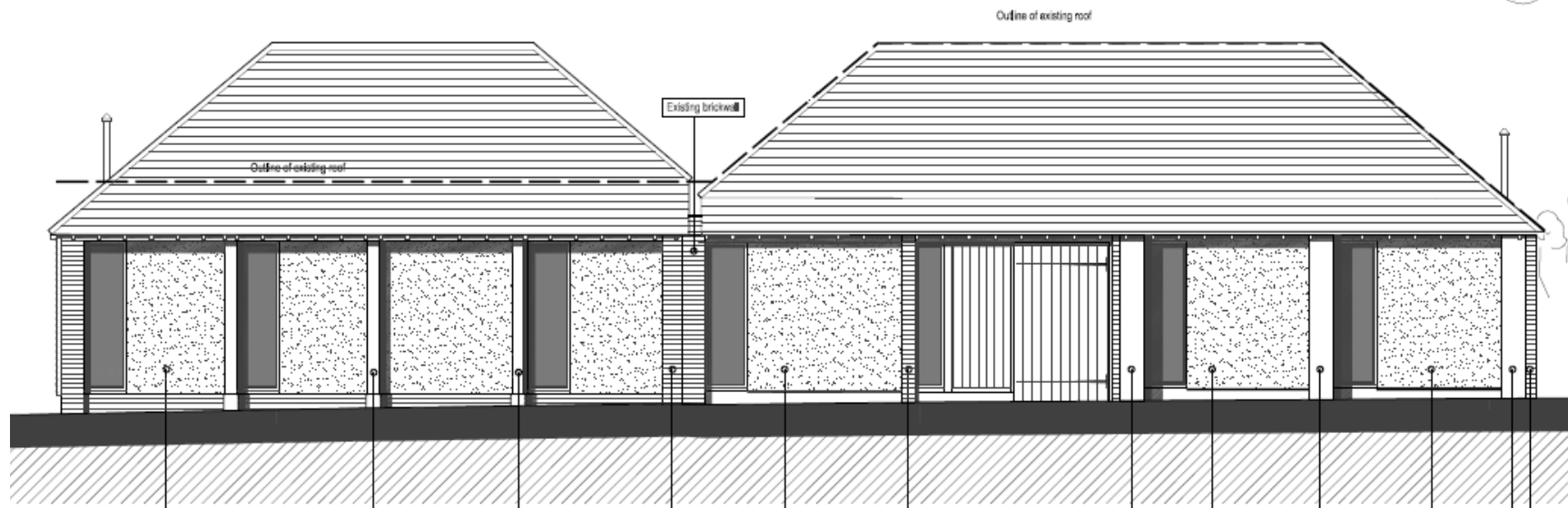
# Staff Accommodation

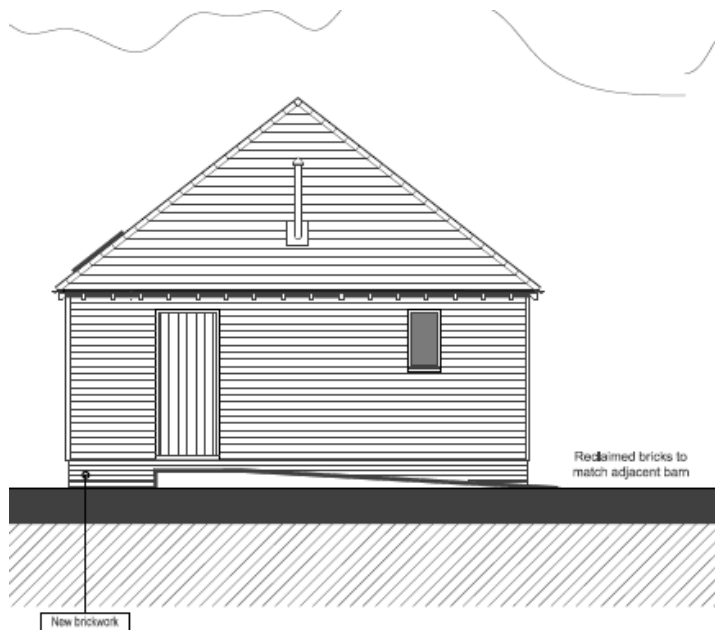
## GREAT BARN FARM BUILDING KEY



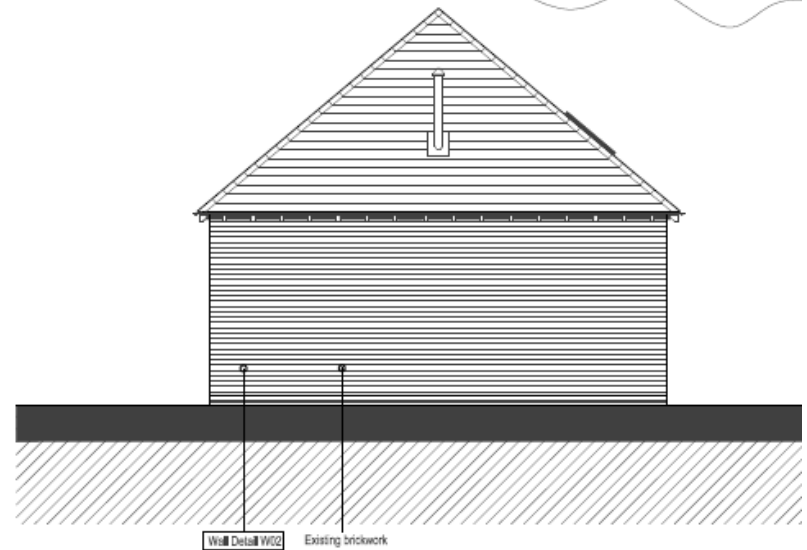




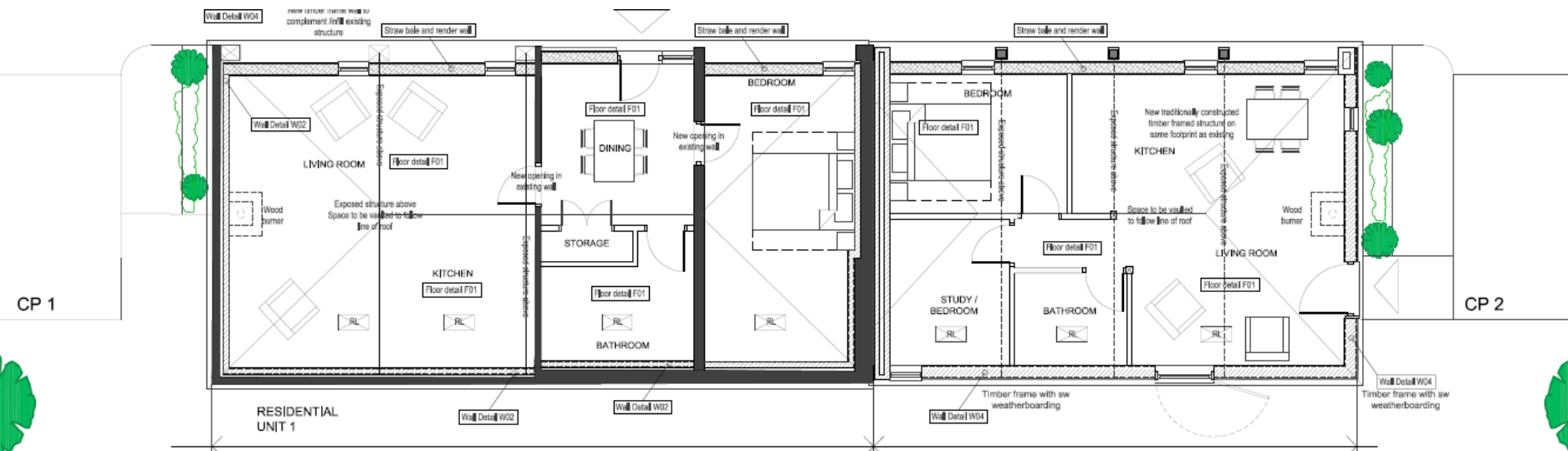




Proposed side elevation - East

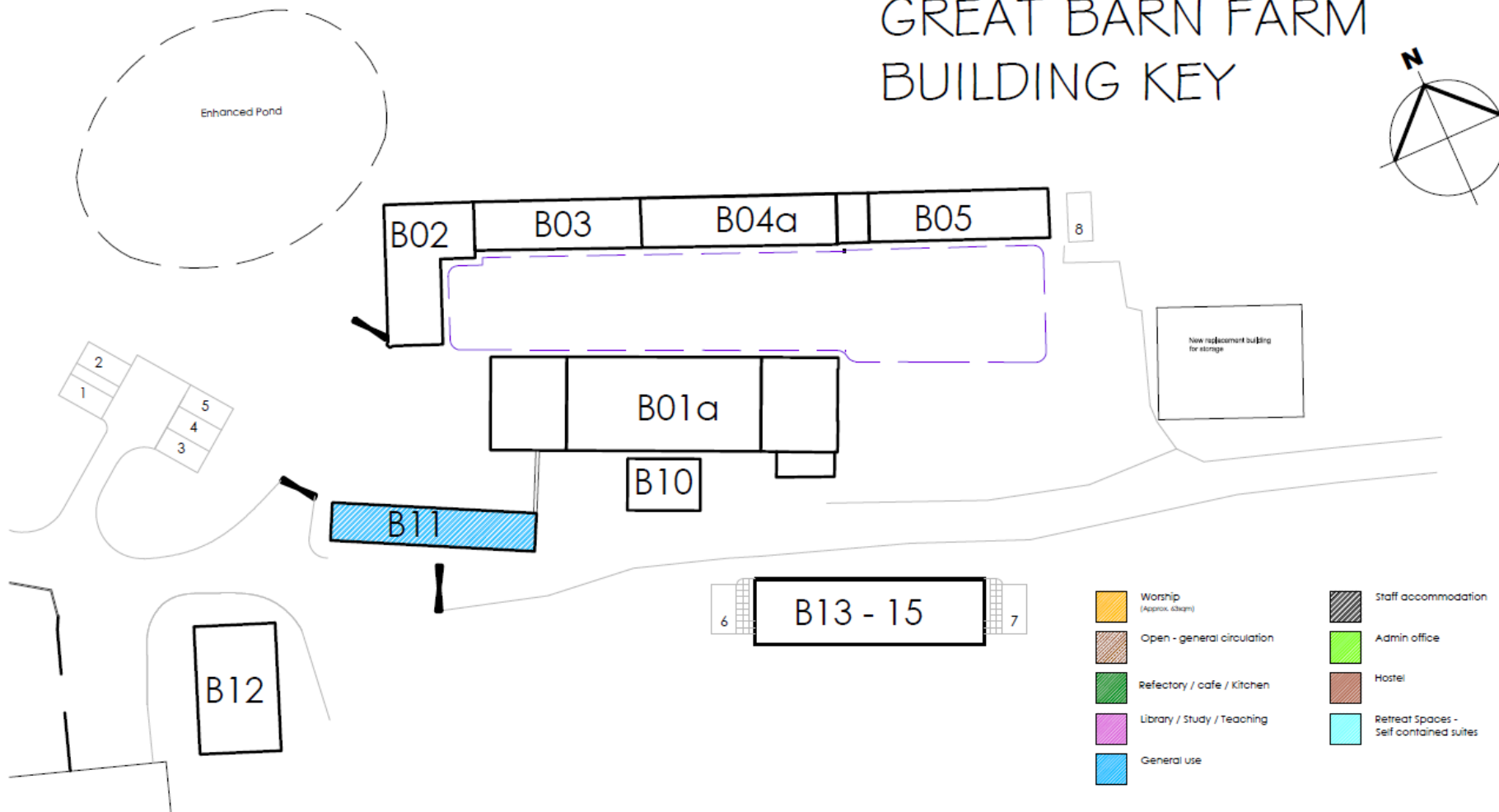
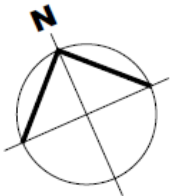


Proposed side elevation - West

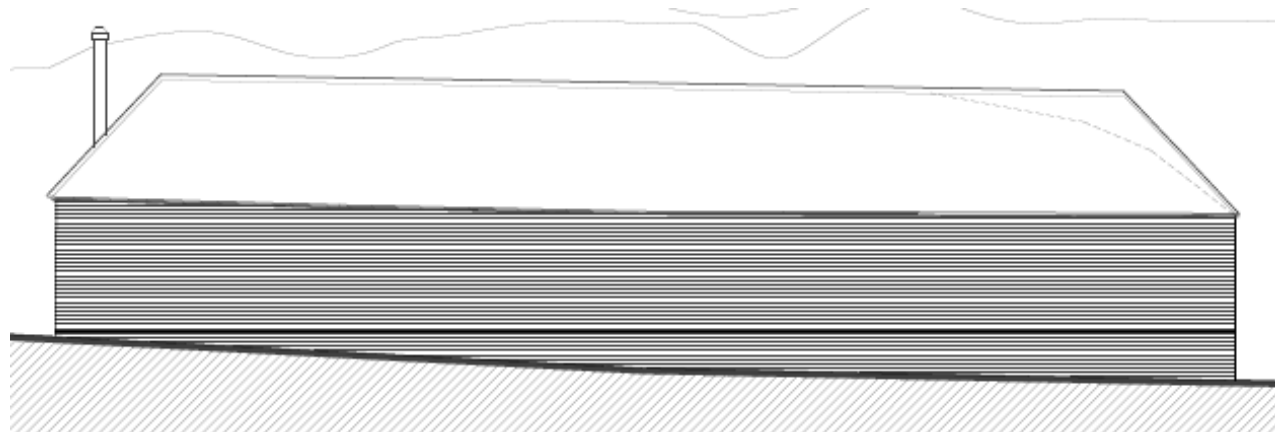
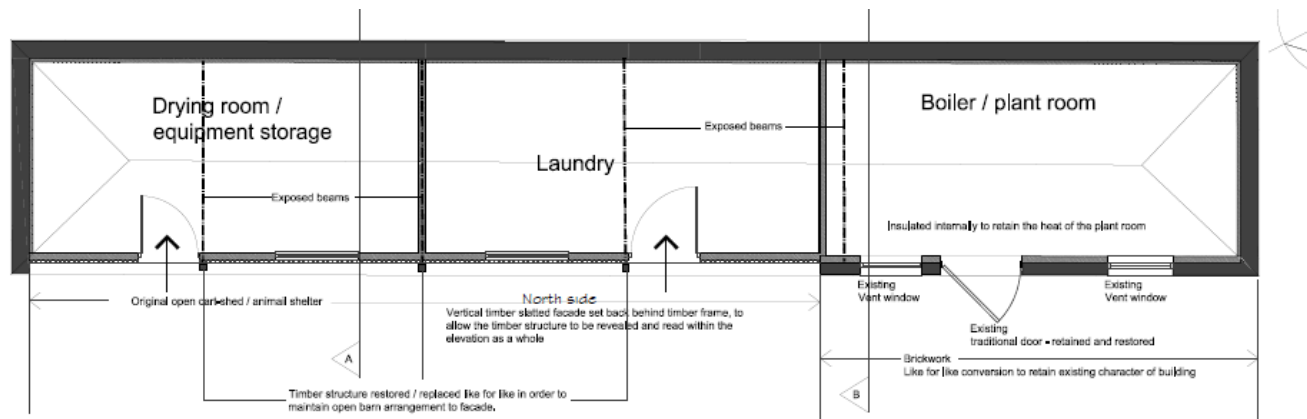
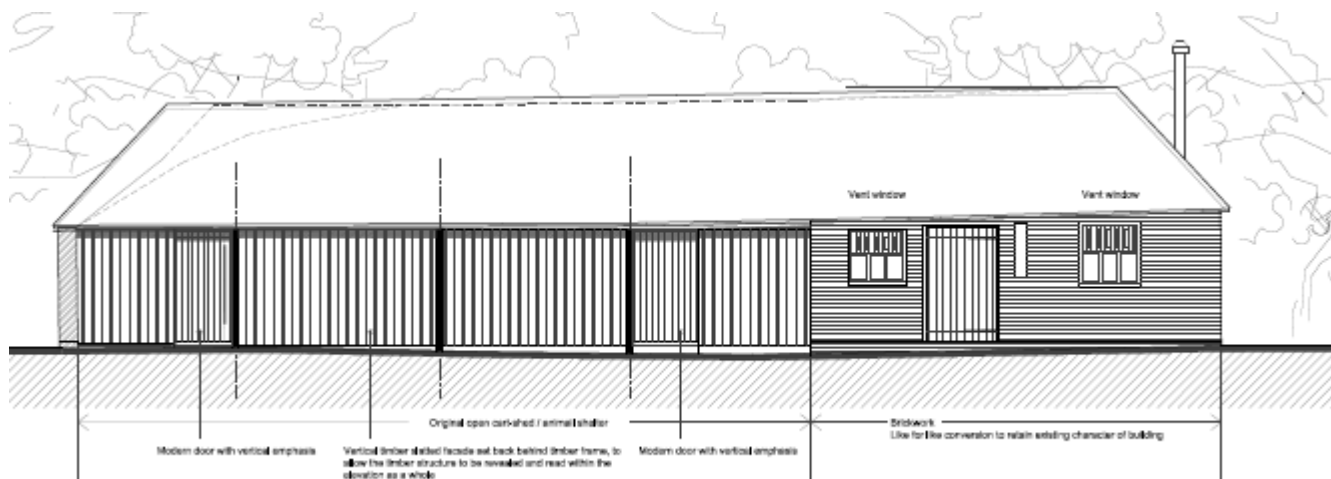




# GREAT BARN FARM BUILDING KEY

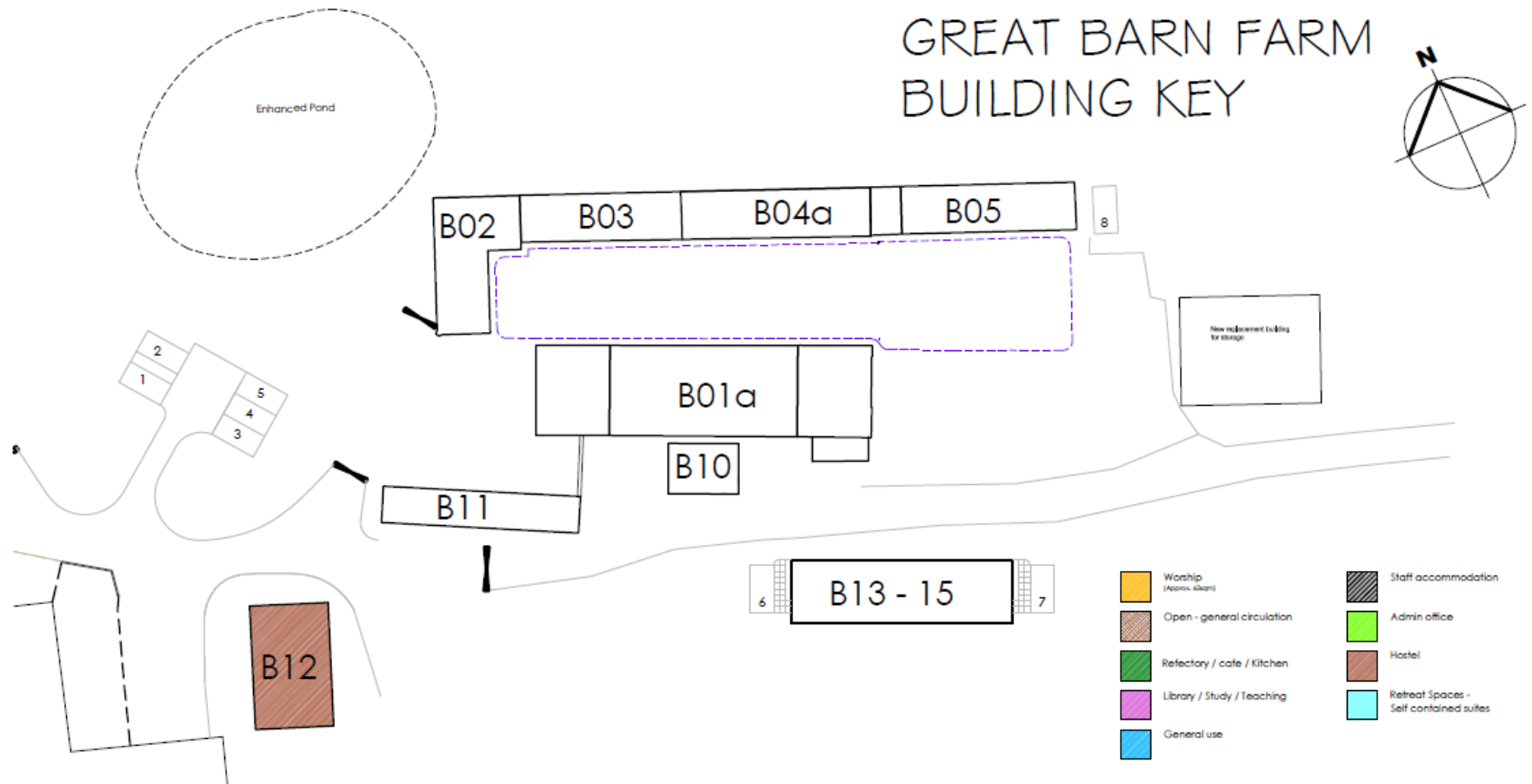




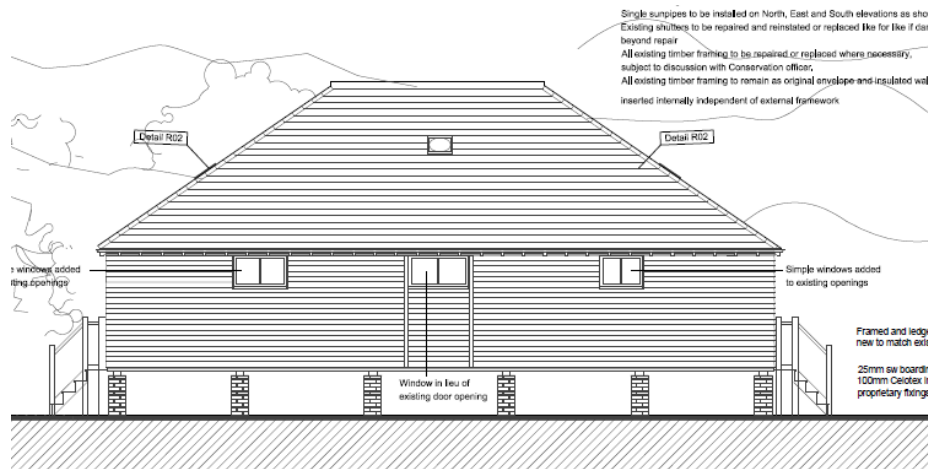




# Bunkhouse accommodation





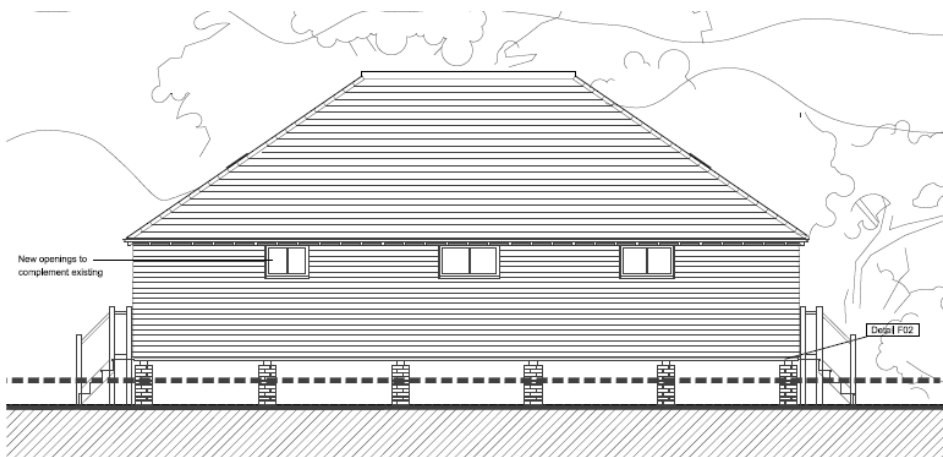


Side elevation - East

The building will be scaffolded, not only to provide access for necessary repairs but also to support the structure. The roof tiles will be carefully removed and set

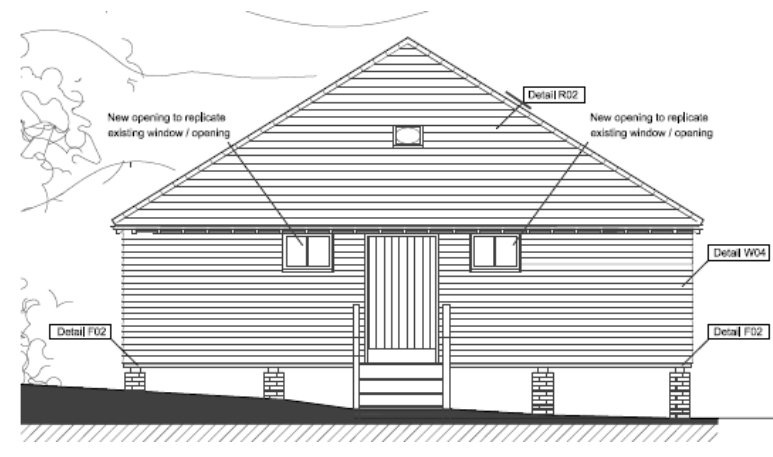


Front elevation - North

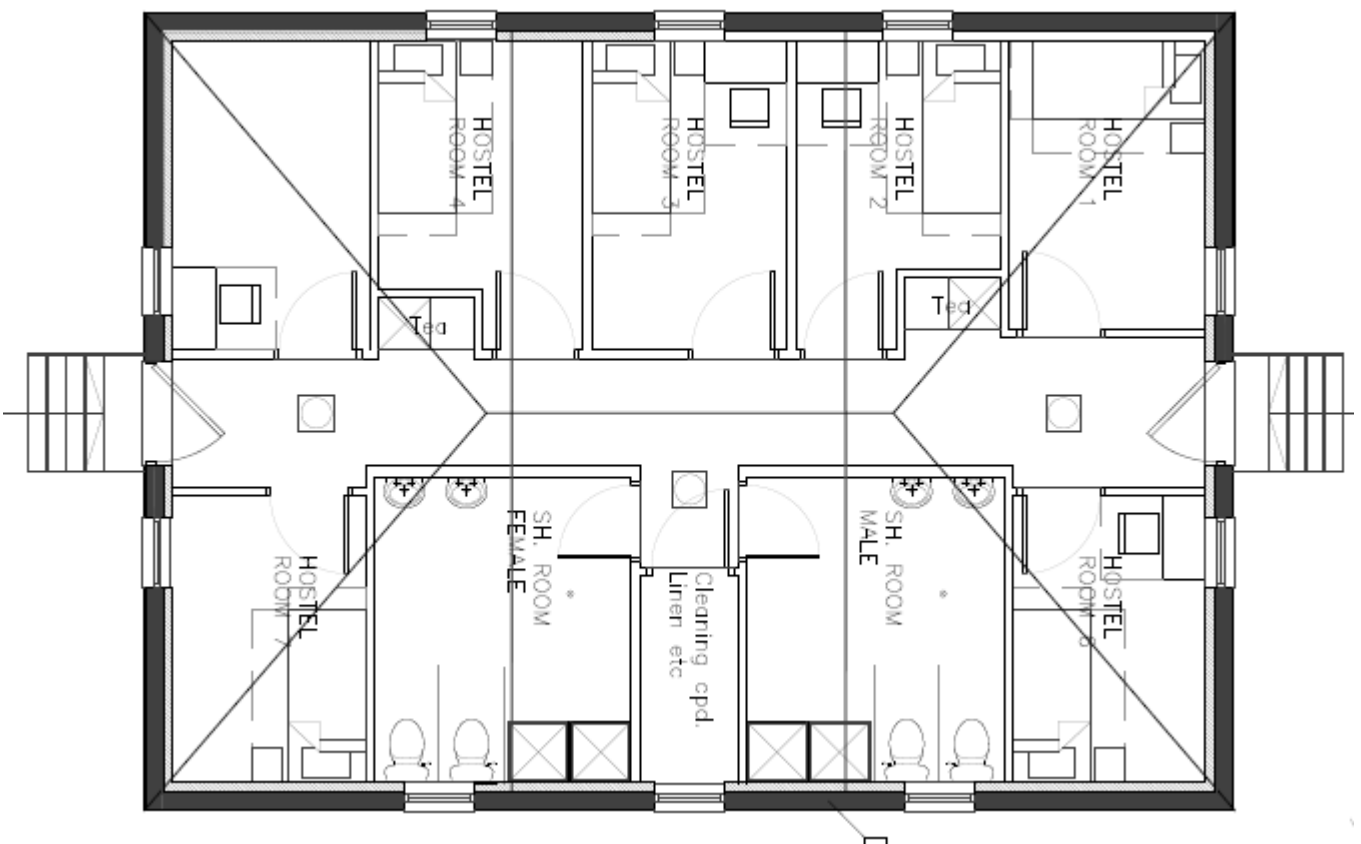


Side elevation - West

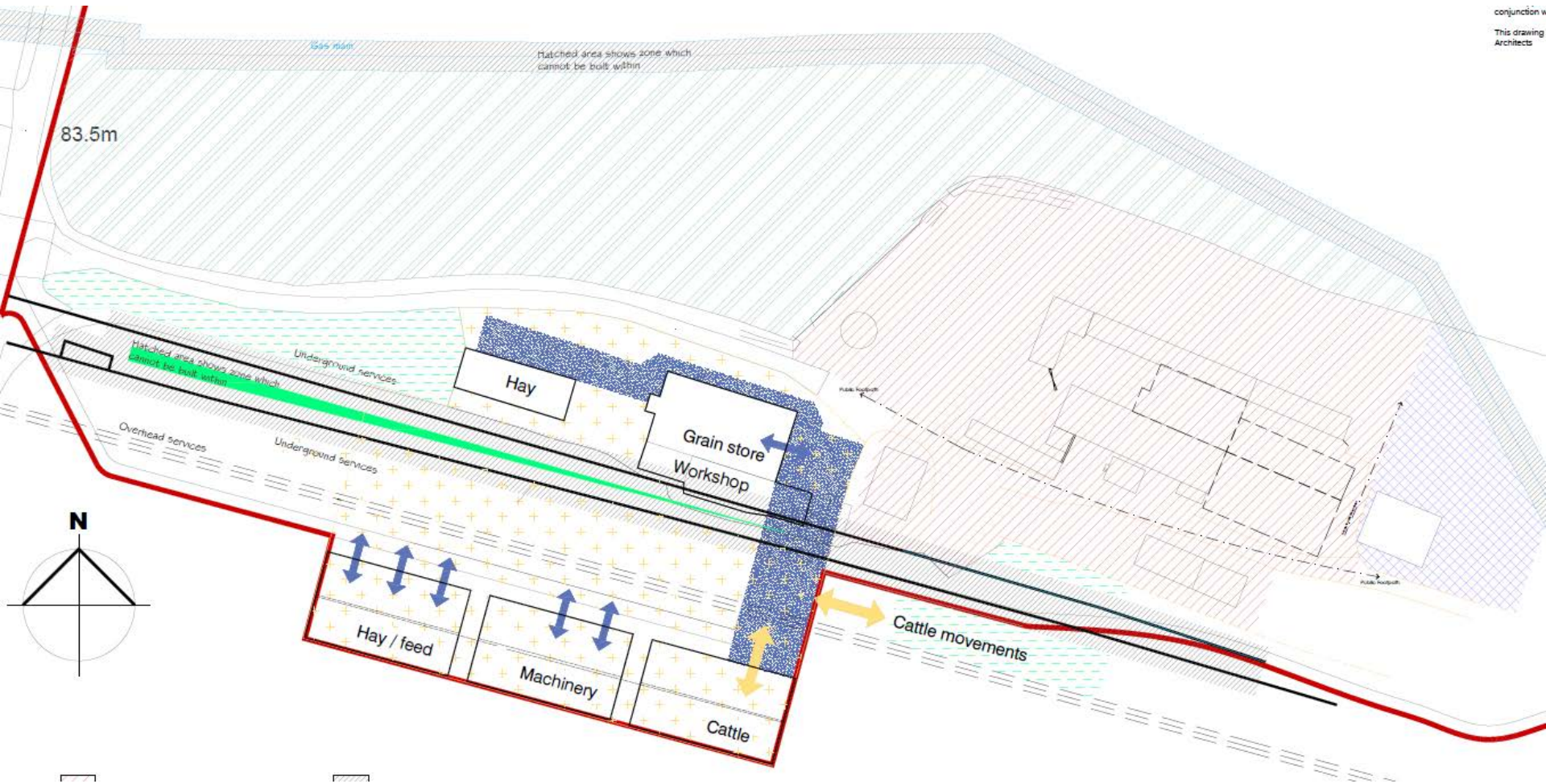
Welsh slates on battens on counter battens on rigid insulation and ply laid over rafters.  
Proposed insertion of 3 No. new windows on western elevation to match existing on eastern elevation. Western elevation obscured with vegetation so openings on this elevation have not been established.  
All existing timber framing to be repaired or replaced where necessary, subject to discussion with Conservation officer.  
All existing timber framing to remain as original envelope and insulated walls inserted internally independent of external framework







This drawing  
Architects





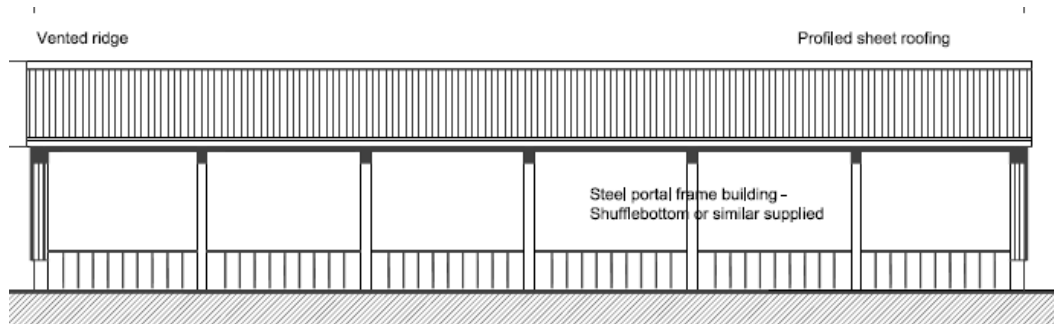
# Existing farm buildings



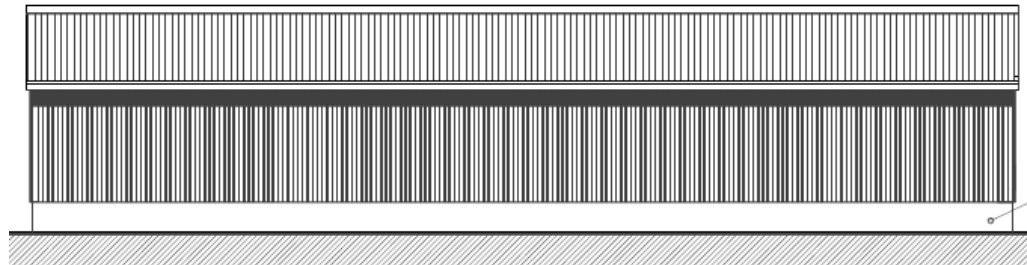




# Animal Housing

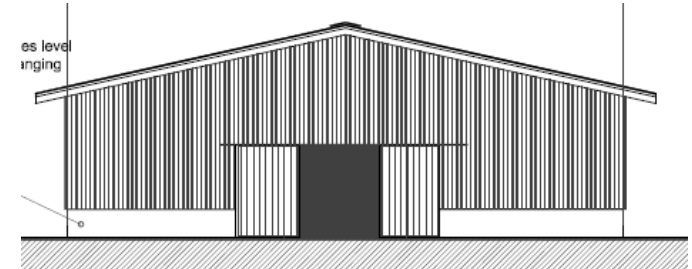


Proposed main elevation for cattle barn - north elevation towards vard

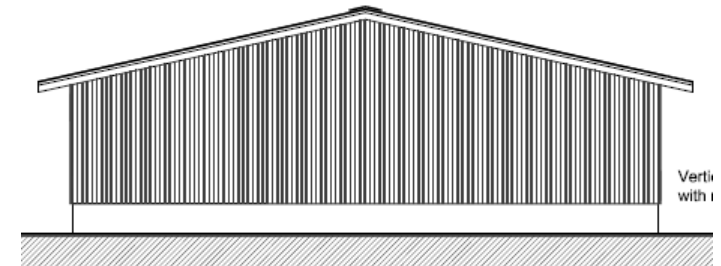


Proposed main elevation for cattle barn - south elevation, field side  
Scale 1:200

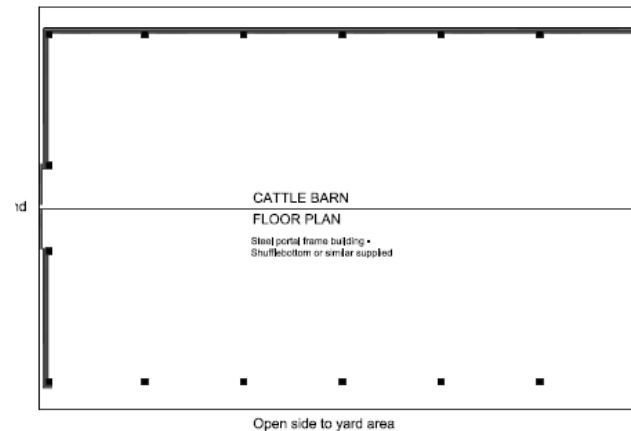
Vertical timber boarding  
separated by max. 25mm air gap



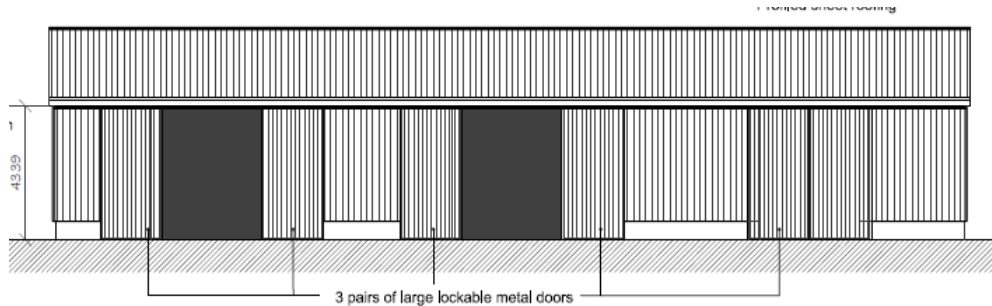
Proposed end elevation to field - East  
Scale 1:200



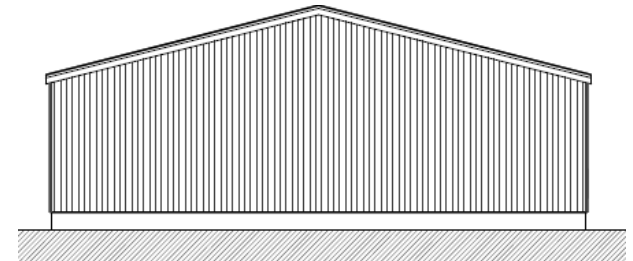
Proposed end elevation to adjacent building - West  
Scale 1:200



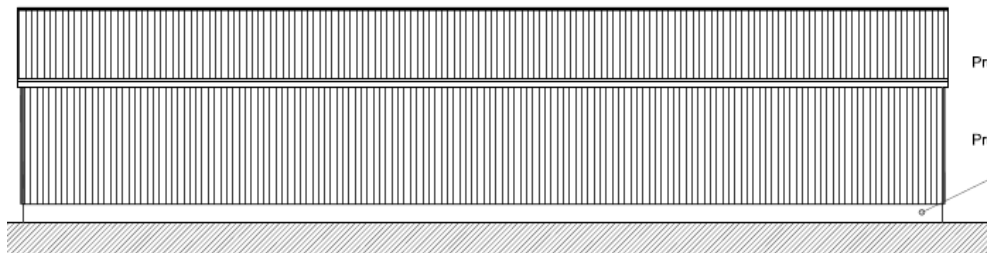
# Machinery



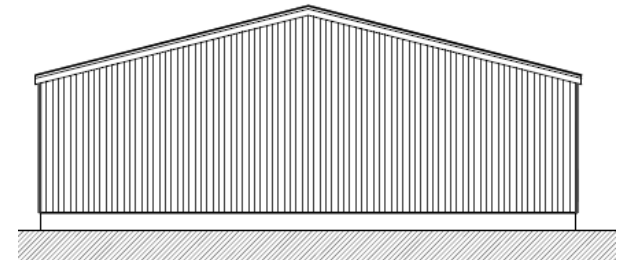
Proposed main elevation for machinery store - north elevation towards yard  
Steel portal frame building - Shufflebottom or similar with concrete plinth  
Scale 1:200



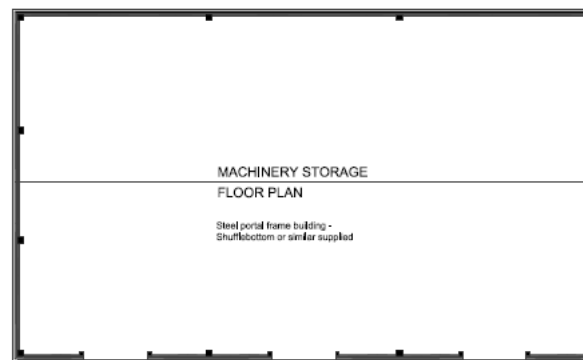
Proposed end elevation for machinery store - east elevation  
Steel portal frame building -  
Shufflebottom or similar with concrete plinth  
Scale 1:200



Proposed main elevation for machinery store - south elevation, field side  
Steel portal frame building - Shufflebottom or similar with concrete plinth  
Scale 1:200

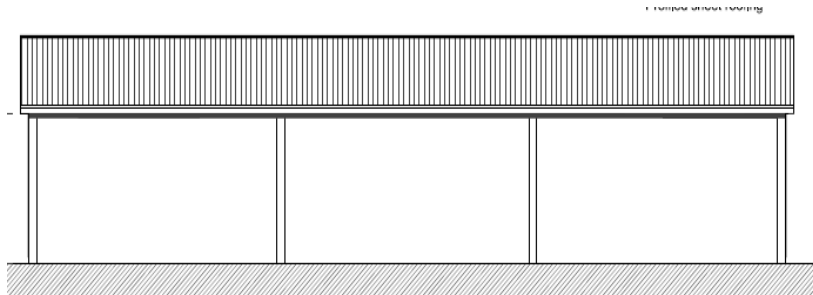


Proposed end elevation for machinery store - west elevation  
Steel portal frame building -  
Shufflebottom or similar with concrete plinth  
Scale 1:200

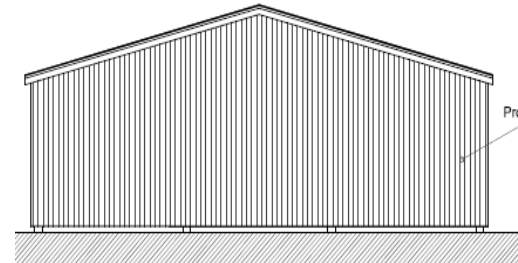


Open side to yard area

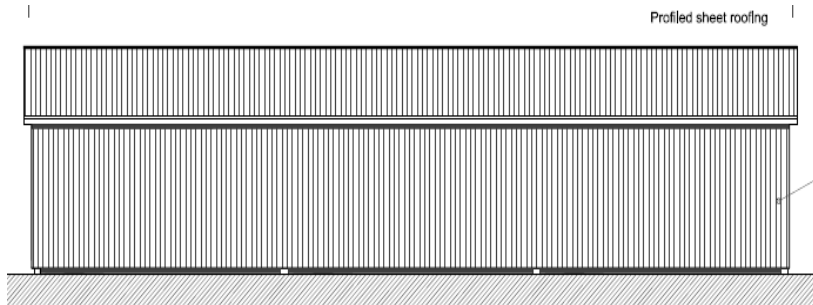
# Hay / Feed Storage



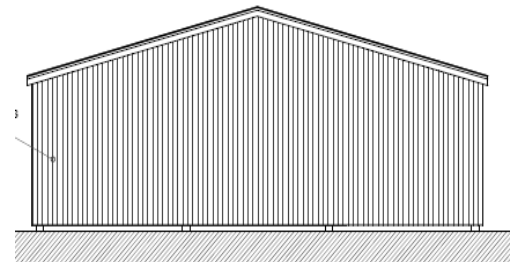
Proposed main elevation hay barn - north elevation towards yard  
Scale 1:200



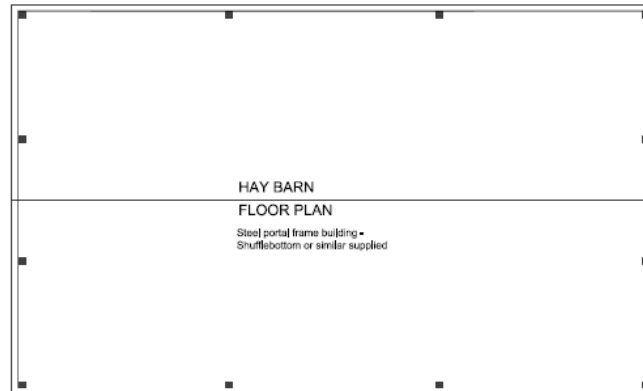
Proposed end elevation to field - East  
Scale 1:200



Proposed main elevation for hay barn - south elevation, field side  
Scale 1:200



Proposed end elevation to adjacent building - West  
Scale 1:200



Open side to yard area









# Farm access



# Car Park Expansion







# Views



Source: SDNP Officer Feb 2017





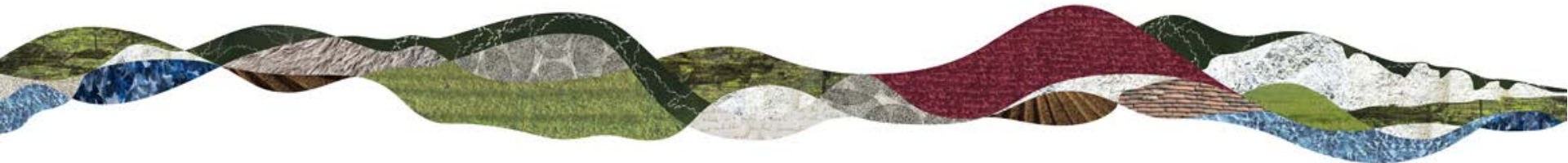


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# Recommendation

- That planning permission be granted subject to conditions listed at Section 10.1 of the Officer Report and the Updates sheet
- That listed building consent be granted subject to conditions listed at Section 10.2 of the Officer Report and the Updates sheet



# Additional Slides





Chanctonbury Car Park and Picnic Site



Francis Chan

Photo Sphere - May 2015







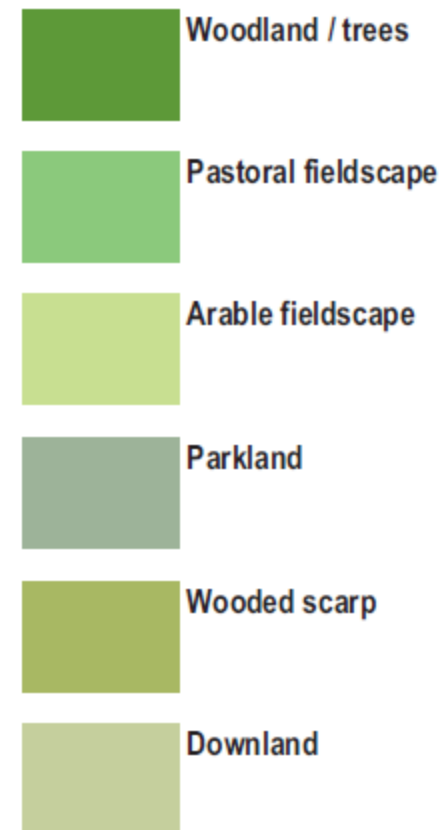
Enclosed courtyard  
Simple planting scheme  
Reflective space  
Year round interest



Herb garden  
Raised beds  
Hurdles / timber planters  
Reflective linear pools



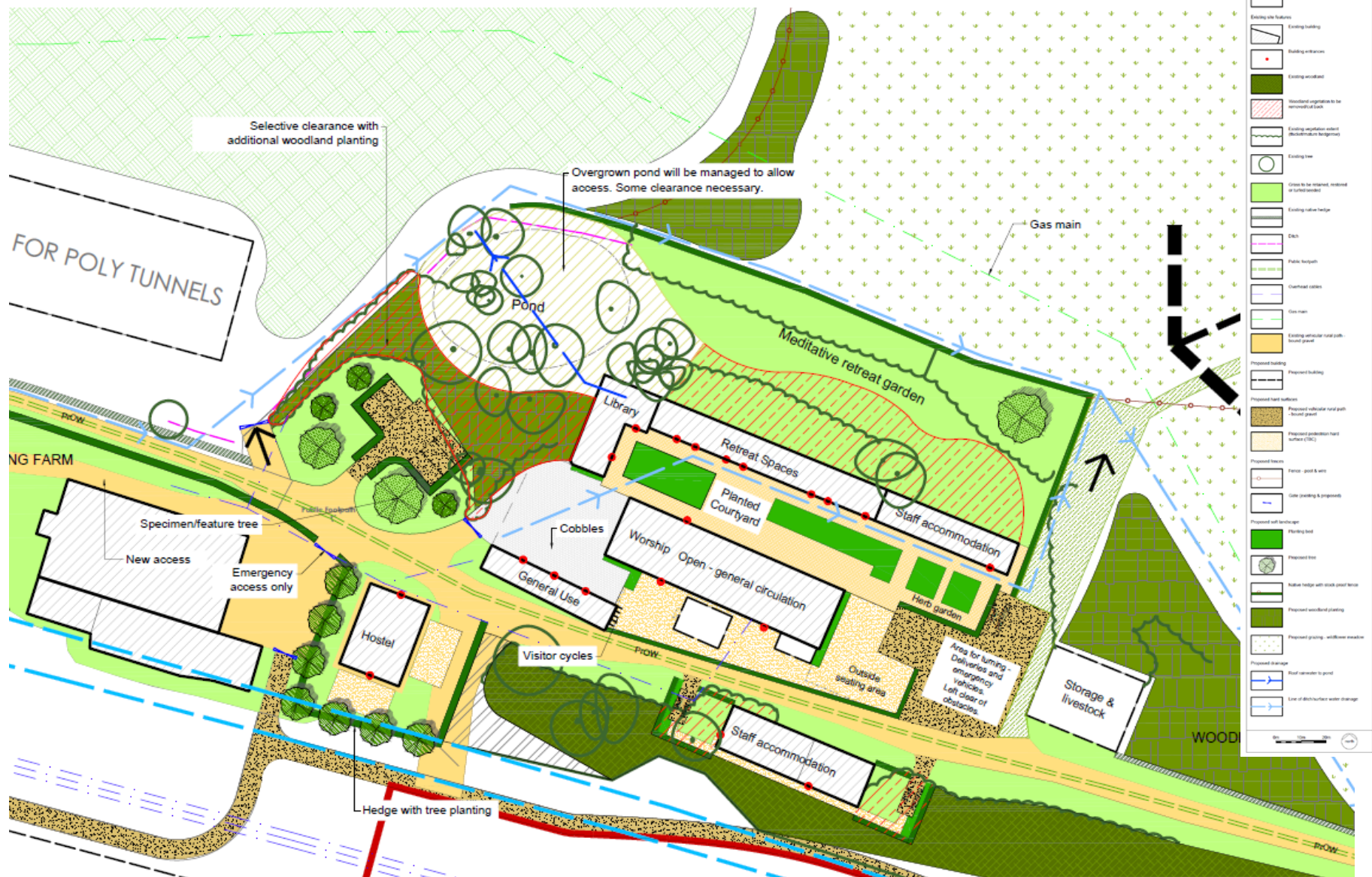
Feature paving patterns  
Reclaimed clay brick paving  
Feature clay tiles laid vertically  
Slate paving laid vertically











## KEY

### Planning boundaries



Red line boundary

### Existing site features



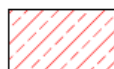
Existing building



Building entrances



Existing woodland



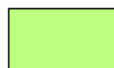
Woodland vegetation to be removed/cut back



Existing vegetation extent (thicket/mature hedgerow)



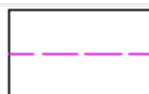
Existing tree



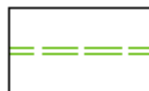
Grass to be retained, restored or turfed/seeded



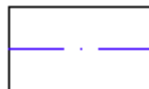
Existing native hedge



Ditch



Public footpath



Overhead cables

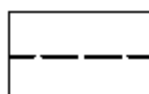


Gas main



Existing vehicular rural path - bound gravel

### Proposed building



Proposed building

### Proposed hard surfaces



Proposed vehicular rural path - bound gravel



Proposed pedestrian hard surface (TBC)

### Proposed fences



Fence - post & wire

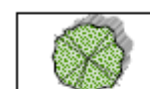


Gate (existing & proposed)

### Proposed soft landscape



Planting bed



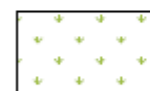
Proposed tree



Native hedge with stock-proof fence

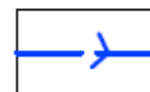


Proposed woodland planting

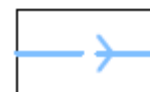


Proposed grazing - wildflower meadow

### Proposed drainage



Roof rainwater to pond



Line of ditch/surface water drainage



# From Wiston House



# Farmstead evolution

