

KŌST



2228

Residential development at Oakcroft, Poppinghole Lane, Sussex

Revisions

Revision History
04/01/2023— Issue 1

Revised By
Chris Evans

Checked By
Kost Architects Ltd

Contents

1.0	Introduction	05
1.01	Purpose of Report	
1.02	Project Background, Brief & Need	
1.03	Site Description & Photographs	
<hr/>		
2.0	Site analysis	09
2.01	High Weald AONB	
2.02	Local landscape character	
2.03	Development patterns in the rural landscape	
2.04	Local built vernacular style	
2.05	Site analysis - Constraints	
2.06	Visual impact	
<hr/>		
3.0	Planning policy	26
3.01	Local planning policy	
<hr/>		
4.0	Proposed design	30
4.01	Site opportunities	
4.02	Brief	
4.03	Proposed site layout	
4.04	Materials and appearance	
4.05	Precedents, materials and detailing	
<hr/>		
5.0	Conclusion	38
5.01	Conclusion	21



The purpose of this report is to investigate the viability for the development of a residential site, that currently has a small bungalow and several outbuildings, into a collection of 3 houses

1.0

Introduction

- 1.01 Purpose of Report
- 1.02 Project Background, Brief & Need
- 1.03 Project vision



Site Location (macro)

KÖST



Site Location (micro)

1.01

Purpose of Report

The purpose of this report is to investigate the viability of demolishing the existing bungalow and associated out buildings on a large residential plot and replacing it with 3, 4 bed family homes.

This report is broken into two key parts. Firstly there is extensive context analysis that looks at the characteristics of the area to the south of Robertsbridge as well as the wider characteristics of the High Weald AONB

The second part of the report focuses on the proposed development of the site looking at site opportunities, adjacencies and general site layout and massing of the proposed dwellings.

The design is not resolved in great detail however the fundamental principles / rules of how the site should be developed is explored in full and should form the basis of the discussion and feedback from the pre-app submission.



Site overview

1.02

Site description, Brief & Need

Oakcroft and its adjacent outbuildings and land sits 1.2km to the South of Robertsbridge just off of the A21. Oakcroft is accessed via Poppinghole Lane, and sits among a cluster of residential and agricultural buildings amongst a mature tree line.

The site covers an area of roughly 4.39 Acres which is predominantly grassland with mature trees to the East and Northern perimeter to the site. There are several buildings on site ranging from the modest bungalow and garage / store to two former stables arranged around a courtyard. There is also a menage to the west of the bungalow as well as a pond to the Northern edge of the site.

The site slopes from East to West with the higher area to the East along the access lane. The site drops away to the A21 to the west, which is situated lower than the house along a well vegetated boarder.

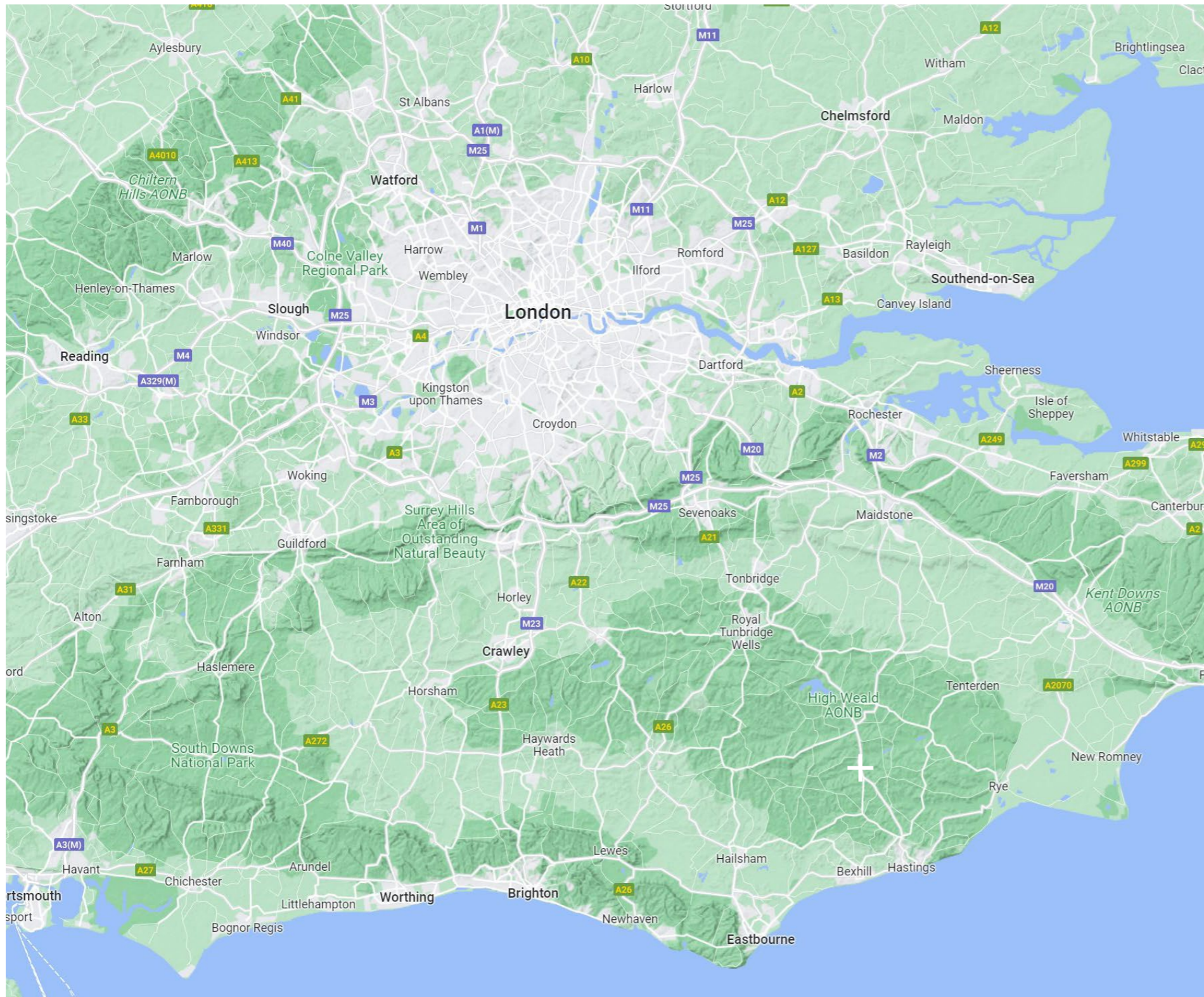
All the boundaries are defined well by existing vegetation with the best examples of mature oak trees along the access lane to the East.

Given the large site area and its clear definition combined with the small dwelling that seems somewhat dwarfed by the size of the site, the client, Ms. Cox believes that there is potential to demolish the bungalow and associated out buildings and redevelop the site into 3 residential plots . Given that the site is outside of the development boundary the design document will review the impact the site has on the surrounding area and AONB as well as what the existing and proposed can comparatively contribute to the setting, therefore establishing the viability of developing the site.

2.0

Site analysis

-
- 2.01 High Weald AONB
 - 2.02 Local landscape character
 - 2.03 Development patterns in the rural landscape
 - 2.04 Local built vernacular style
 - 2.05 Site analysis - Constraints
 - 2.06 Visual impact



High Weald AONB

2.01

High Weald AONB

The site sits 1.2km to the South of Robertsbridge which is located approximately 15km North of Hastings in an area that makes up the South East of the High Weald AONB.

The High Weald AONB is the fourth largest AONB of 46 AONB's in the country and covers an area of 1461km². The area is home to 127,000 people and is covered by 100 parishes and 4 counties. The High Weald occupies a ridge and faulted sandstone core and is one of the best surviving medieval landscapes in Northern Europe, characterised by a mosaic of small mixed farms and woodlands.

At a high level the landscape appears to be interconnected dense woodland but the detail reveals a tapestry of agricultural fields, small woodlands and farmsteads. Settlements and farmsteads appear as outposts dotted in the rolling landscape, creating a quintessentially English Landscape. The farm buildings are often characterised by distinctive steep, clay tiled and hipped roofs.

“ Five defining components of character that have made the High Weald a recognisably distinct and homogenous area for at least the last 700 years.

1. *Geology, landform and water systems – a deeply incised, ridged and faulted landform of clays and sandstone with numerous gill streams.*
2. *Settlement – dispersed historic settlement including high densities of isolated farmsteads and late Medieval villages founded on trade and non-agricultural rural industries.*
3. *Routeways – a dense network of historic routeways (now roads, tracks and paths).*
4. *Woodland – abundance of ancient woodland, highly interconnected and in smallholdings.*
5. *Field and Heath – small, irregular and productive fields, bounded by hedgerows and woods, and typically used for livestock grazing; with distinctive zones of lowland heaths, and inned river valleys”*



Typical scenes from High Weald AONB

KÖST



OS Explorer map of site and surrounding area

KÖST

2.02

Local landscape character

The site area sits adjacent to the southern boarder of the Salehurst and Robertbridge Parish boundary and therefore the area that falls under the local neighbourhood plan.

The Parish sits at the division of the Lower Rother Valley and Upper Rother Valley as the river runs roughly West to East through the Parish. This change in landscape type is signified by the wooded upper valley giving way to the more pastoral and arable dominated land of the lower valley.

Robertsbridge is the larger of the two settlements and has a linear development pattern and also lies on the London, Hastings train line. The A21 bypasses the village relieving much of the traffic.

The origins of Robertsbridge dates back to the early 13th Century where the settlement grew up around the river crossing. The local rural economy and population flourished over the following centuries with navigable rivers accessing the sea. Traditional farming gave way to wood supply to help feed the growing Navy as well as broadcloth production and Iron foundries coming later.

Immediately around the site the landscape follows the broad High Weald characteristic of pockets of woodland and small farmsteads set in the rolling hills. Small field patterns are delineated by mature hedge rows and mature trees. The site itself has multiple mature Oaks that sit along the Eastern boundary that defines the access track.

There are several feature typologies that make up the landscape character to the immediate area. Firstly the low level flood planes and meadows that are positioned to the East of the site. These are more open and flat grazing areas. Beyond the low level valley bottom to the East the topography rises revealing several wooded areas. These are broken up by the large Darwell Reservoir that is visible from the bungalow on site and is roughly 2.5km away. To the East of the site the landscape is more farming based with a patchwork of arable and pasture land with small wooded areas to break up the field patterns.

Form the map its also clear to see that there is a fair amount of public footpaths that create a network across the landscape.



View from site to reservoir (taken from drone)



View back towards the site from footpath to the East (site not visible)



Fields to the East of the site

KÖST



Local development patterns

2.03

Development patterns in the rural landscape

The diagram to the left illustrates very simply the development patterns in the rural landscape outside of the main development boundary of Robertsbridge. The village is clearly identified with the thick dashed line whereas small pockets of dwellings, farms or institutions are highlighted in a transparent white fill.

Much like the landscape character and the woodlands described on the previous pages development is spread in the landscape in small clusters interconnected by minor roads and footpaths. The original built fabric of the landscape from the medieval period and earlier would have been the collection of farm houses and buildings forming small farm settlements that would have served the surrounding fields. This loose typology seems to have been continued in the following centuries with the additions of worker cottages and later in the 20th century residential dwellings.

The following page takes looks at the development strategy of the farmsteads in a little more detail. This will cover building forms and materials.

The farmsteads and dwelling clusters in the area often are formed from 3 or more buildings. In most instances the clusters are no longer in agricultural use and the buildings have been converted into dwellings, with many of them having equestrian facilities surrounding them. There are still clearly multiple working farms that have evolved from the farm yard typology using vernacular materials, often added to with more modern commercial sheds and outbuildings.



Cluster of historic dwellings



Farm courtyard setting



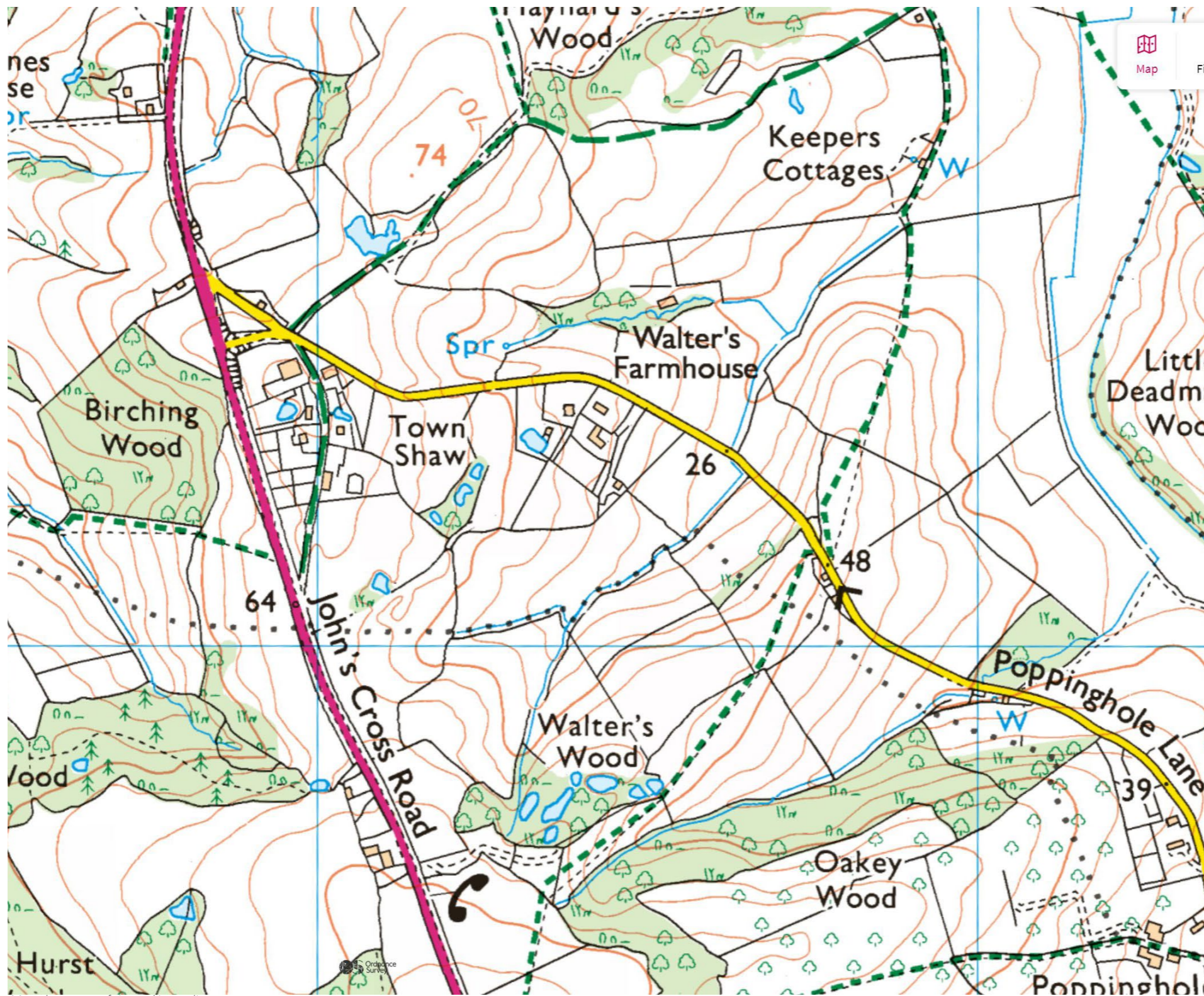
Former farm and outbuildings forms around courtyards



Modern agricultural cluster



Site and adjacent houses being read as a development cluster



OS Explorer map of site and immediate context

2.04

Local built vernacular style

The variety of dwellings and styles is quite broad within a one mile radius of the site. There are however some great examples of rural vernacular buildings of the High Weald AONB that should be celebrated and which I would like to focus on. It is also important to highlight the immediate context as the quality of these differ greatly to the wider context analysis. We feel that there is a great opportunity with the site to address this imbalance by developing the site with a built fabric that is reflective of the craft and quality that is celebrated within the wider AONB.

Along Popping Hole lane within 1-2km of the site is a fantastic variety of converted agricultural buildings and dwellings that represent a cross section of the rural vernacular that comes to define the area. The palette of materials does not vary wildly but the application and building forms create some rich variation.

This is well illustrated with the use of the clay tile. Normally applied to a simple steep pitched roof but also applied to the iconic form of the domed Oust house. The Oust house is also topped fantastically by the wind vent that's function is to provide ventilation to the former store. Thatch is less common now as a roof material but still found in the area.

Timber cladding, normally in horizontal form is used widely in the area and is visible on older dwellings as well as new. The areas success historically is based upon the production and supply of wood so it makes perfect sense that it would feature in the built form.

Historic agricultural buildings outside of the Oust house are often simple in form with rectangular plan shapes. A unique feature that seems to be ubiquitous is the application of the steep roof forms. These create very striking roofscapes within the landscape.

All of the precedents have come from Poppinghole lane and is a testament to the quality and variety in the area. There are however some examples of less picturesque buildings closer to the site along the same access road. These include mid century dwellings with red brick along with functional commercial agricultural sheds. The bungalow situated on site is another example of low quality mid century design that is not rooted in the place.



Thatched barn with dark timber cladding



Cottage and extension



Low quality mid century house opposite the site



Poppinghole Farm, now a spa and accommodation



Oust houses not far from site

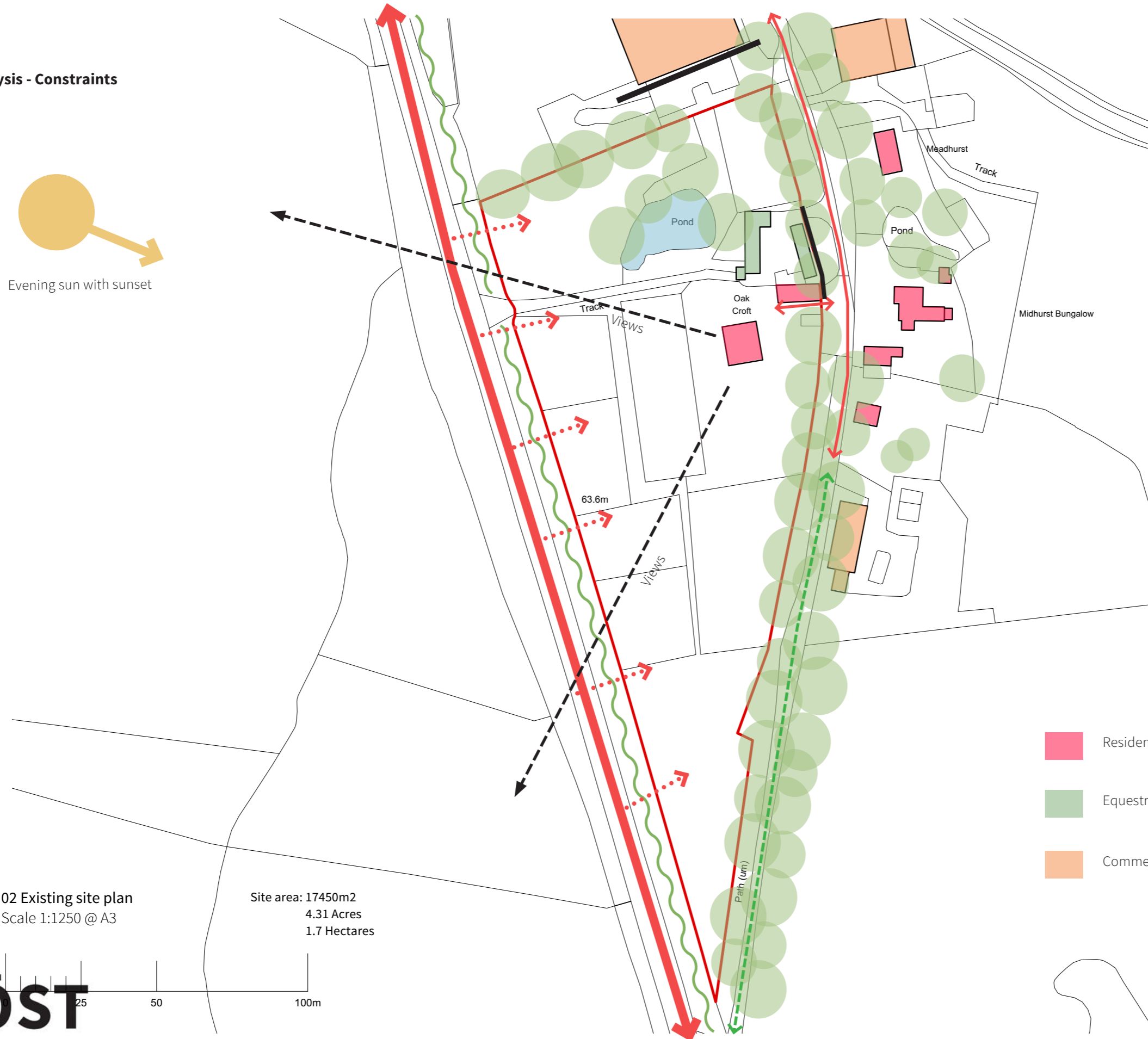
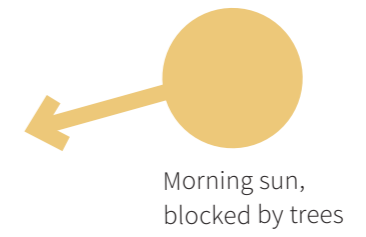
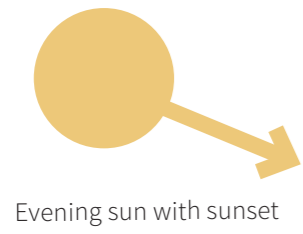


Adjacent low quality agricultural barn

KÖST

2.05

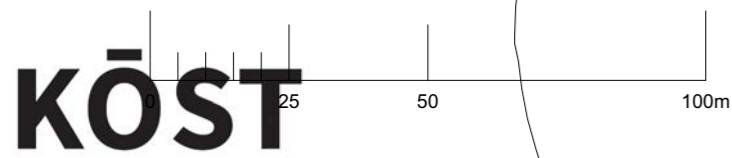
Site analysis - Constraints



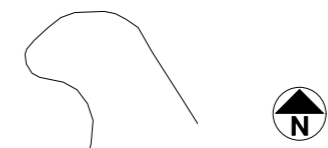
- Residential use
- Equestrian use
- Commercial / agricultural use

02 Existing site plan
Scale 1:1250 @ A3

Site area: 17450m²
4.31 Acres
1.7 Hectares



KOST



Site analysis - Constraints

The site is triangular in shape, widest at its Northern end and tapers to a point at its southern end. There are distinct zones to the site with the Northern area being a flat rectangle surrounded by mature trees. This space is connected to the main central element of the site via a gate that leads to the courtyard and outbuildings. The upper, Northern area is bound on 2 sides by a boundary and its western side is adjacent to a pond that sits roughly 2m below it.

The central area to the site is where the courtyard and out buildings (formerly stables) are positioned along with the garage and bungalow. These areas have access onto the lane via 2 gated entrances either side of the garage.

To the west of the bungalow is a large menage along with a large grass area that tapers to a corner at the Southern end of the site. In terms of topography there is a slight fall from North to South as well as a more pronounced fall from East to West, these follow the contours of the wider hill and landscape.

The main area of the garden / paddocks sit to the west of the bungalow and will receive plenty of sunlight from the late morning through to the evening in the summer. The Eastern side of the site will be shaded heavily in the summer and winter in the morning time due to the mature trees along the site boundary.

Access to the site is via the lane that runs down the East boundary, there is access via a gate to the courtyard area as well as a gate adjacent to the garage. The access track terminates at the end of the lane and turns into a footpath that continues along the East side of the site.

A key issue with the site is the adjacency to the A21 as it runs the length of the site along the Western boundary. The road speed is the national speed limit and generates considerable noise. An effort has been made to screen this both visually and acoustically with vegetation with limited success. The road is well screened visually however the road noise is still considerable.



Drone shots of the site



Small grass area to the North



stable / outbuildings



Fall of land to the road



Access gate into Northern area



View to stables from the West



West side of stables

KÖST



Pond



East side of bungalow



Menage and bungalow



Bungalow and menage



East side of bungalow and stables



South side of bungalow

KÖST

Site analysis continued

As discussed the site is surrounded by mature vegetation with the largest of the mature trees being along the Northern and Eastern boundaries. These boundaries also have low level shrubs and hedges that help visually screen the plot as well as provide habitat and commuting / foraging routes for wildlife.

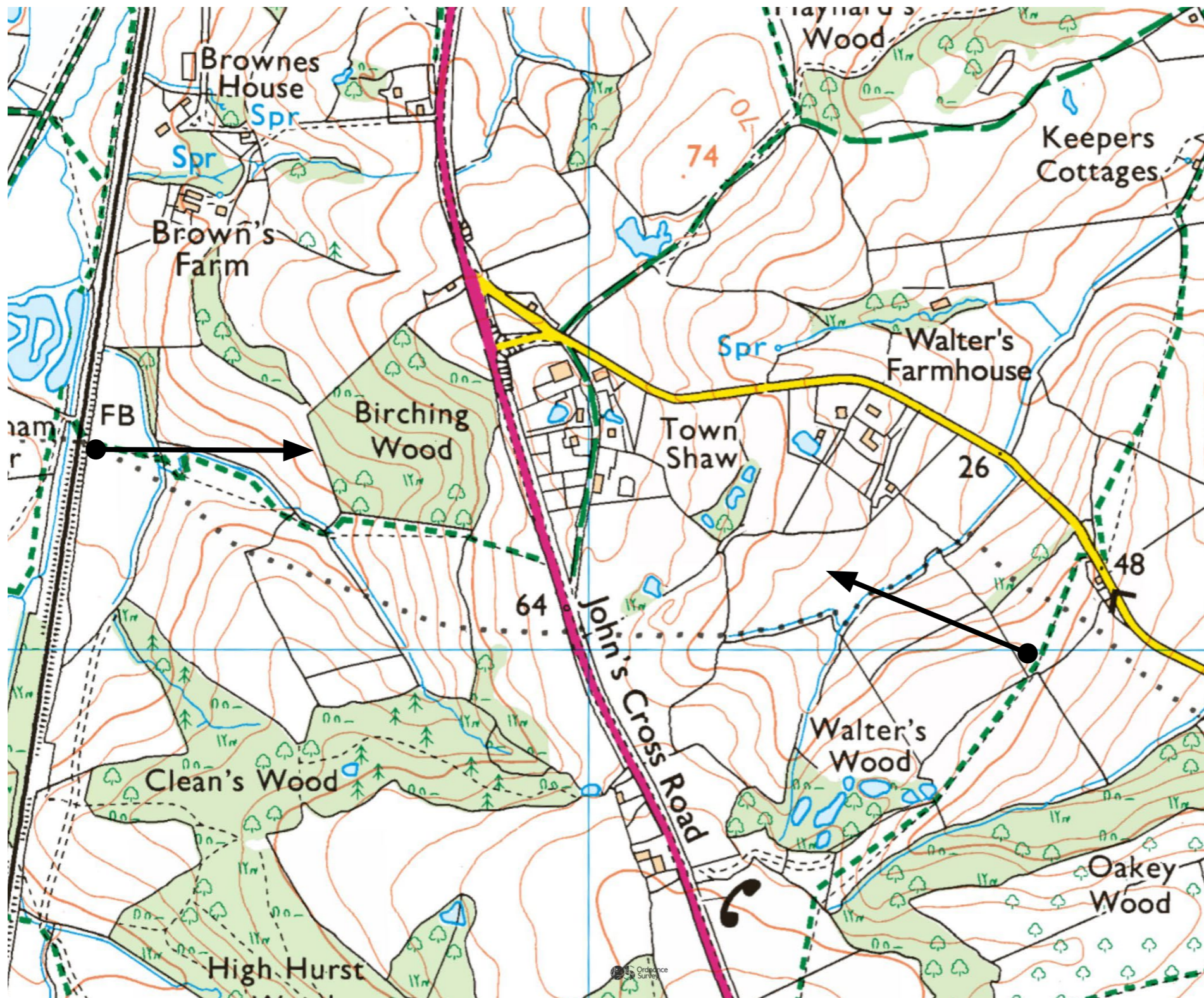
There are two sets of buildings on site, firstly the single storey stable block that is formed by two L shaped buildings sitting the opposite side of the courtyard from one another. The second set of buildings are the bungalow and the adjacent garage. The bungalow is positioned centrally to the site and feels completely out of place given the size of the site and the large expanse of grass that it sits lost within.

With the existing topography the living spaces on the west elevation of the bungalow has commanding views over the patchwork of woodland to the west of the site. The drop in local topography means the views are expansive, with the added feature of the Darwell Reservoir being in view. Despite having expansive views the site is extremely private as there are very few areas that can view the site.

It is important to understand the density and size of the adjacent plots and dwellings to gain an understanding of what is appropriate development in the area. The adjacent dwelling on the lane have varying plot widths of around 30m - 54m. The dwellings are predominantly positioned centrally to these plots allowing for substantial gaps between buildings. Outbuildings such as garages are located adjacent to boundaries with the condition replicated by the neighbour. Buildings are set back from the boundary to the lane.

The surrounding dwellings are all mid century and newer and consist of simple rectangular plan forms with pitched tile roofs. None of the dwellings along the lane conform to the rural vernacular character that defines this area or wider area of the AONB.





OS explorer map with tested view locations

2.06

Visual impact

Despite the far reaching views of the site it is still extremely private and isolated without many long distance views into the site.

From the East the site is not visible from the public footpath that runs North south along the adjacent ridge line. In this instance the site is screened by the large cluster of trees that run along the Eastern boundary. We viewed the site from this area at the end of November when the trees had lost their leaves and the site was still not visible as illustrated in the adjacent photograph.

From the OS map it would appear that the site may be visible directly from the West with the footpath running perpendicular to the A21 towards the site. However when viewed from the train line there was no view of the site given the angle of the slope forming the hill that runs back up to the site. Vegetation and the relief mean that any view back towards the site from this angle is not possible.

There may be views from further away to the West, however these will be more than 2km away and deemed to be negligible in impact.

The only possible views of the site is from adjacent to the boundary on the footpath to the East side that continues on from the lane. The footpath is quite isolated in terms of connecting with the wider landscape. Views into the site are possible but are reasonably well screened by the boundary vegetation at low level.

The A21 runs along the East boundary to the site but is positioned 3 to 4m lower than the bungalow area. This drop in level combined with the vegetation means that there is very little visibility of the site from the road.

Site not visible



Site from the west near the train crossing. Site not visible as screened by vegetation and topography

Site not visible



Site from the footpath to the East. Site not visible as screened by vegetation and topography



Mature hedge and trees to remainder of site boundary



Site boundary from access lane. Stable wall creating interesting brick feature



Looking North along A21



Looking south along A21

KÖST

3.0

Planning policy

- 3.01 Rother local plan policies
- 3.02 Salehurst and Robertsbridge neighbourhood plan

3.01

Planning policy

There are 3 levels of planning policy that apply to the site, ranging from the over arching and broad NPPF that provides direction for the Rother Local Plan. This then feeds into the more location specific adopted Salehurst and Robertsbridge Neighbourhood Plan. For the purposes of our research we will look at specific policy that applies to this proposed development from the Local plan and the Neighbourhood plan. The site falls with the High Weald AONB which is addressed through both the local and neighbourhood planning policy.

Rother Local plan policy

Policy HG9 *Extensions of the curtilage of existing dwellings in the countryside will not be permitted unless the extension:*

- (i) is modest in area, and the change of use and associated domestic paraphernalia does not harm the rural character of the area; and*
- (i) is to a natural boundary or is a logical rounding off.*

The site is loosely split between the residential use and its associated garden and the equestrian uses of the stable and menage that are now redundant and falling into disrepair. Part of the application will be to extend the domestic curtilage to the natural boundaries making the site more legible and usable.

Policy HG10 *Proposals for new dwellings in the countryside will be refused unless it:*

- (i) is for the replacement of an existing dwelling on a one for one basis, subject to meeting the criteria at Policy GD1, the replacement dwelling being within the same curtilage and of a comparable size; exceptionally, a somewhat the local road network;*
 - b) There would not be an unacceptable adverse impact to the character and appearance of the countryside; and*
 - c) There are insufficient suitable sites or premises in the immediate area to meet the needs of the proposal. Larger dwelling may be acceptable where it would be more in keeping with the character of the locality in terms of its siting, design and materials;*
- (ii)*

is the conversion (without the need for substantial rebuilding) of a building in accordance with Policy HG11;

(iii) can be demonstrated by the applicant to be essential for the running of an enterprise which must be in a countryside location and is of an appropriate size and directly related to the enterprise;

or

(iv)

is housing for local people unable to compete in the local housing market, subject to the criteria in Policy HG2 above;

(v)

is the conversion or sub-division of an existing larger property where it is the only effective means of reusing it and meets the criteria in Policy GD1.

The proposed site is outside of the development boundary of Robertsbridge so is deemed to be in open countryside. The proposed scheme of 3 dwellings is appropriate in scale and sits within a small development cluster off of the access lane which routes the proposal into its locality.

Policy HG11 *Residential re-use and adaptation of buildings in the countryside will not be permitted unless:-*

(i)

the building makes a valuable contribution to the rural scene and residential re-use is the only means of retaining it. The applicant should demonstrate that every attempt has been made to secure suitable employment or tourism re-use unless such a use would be inappropriate in that location; or

(ii)

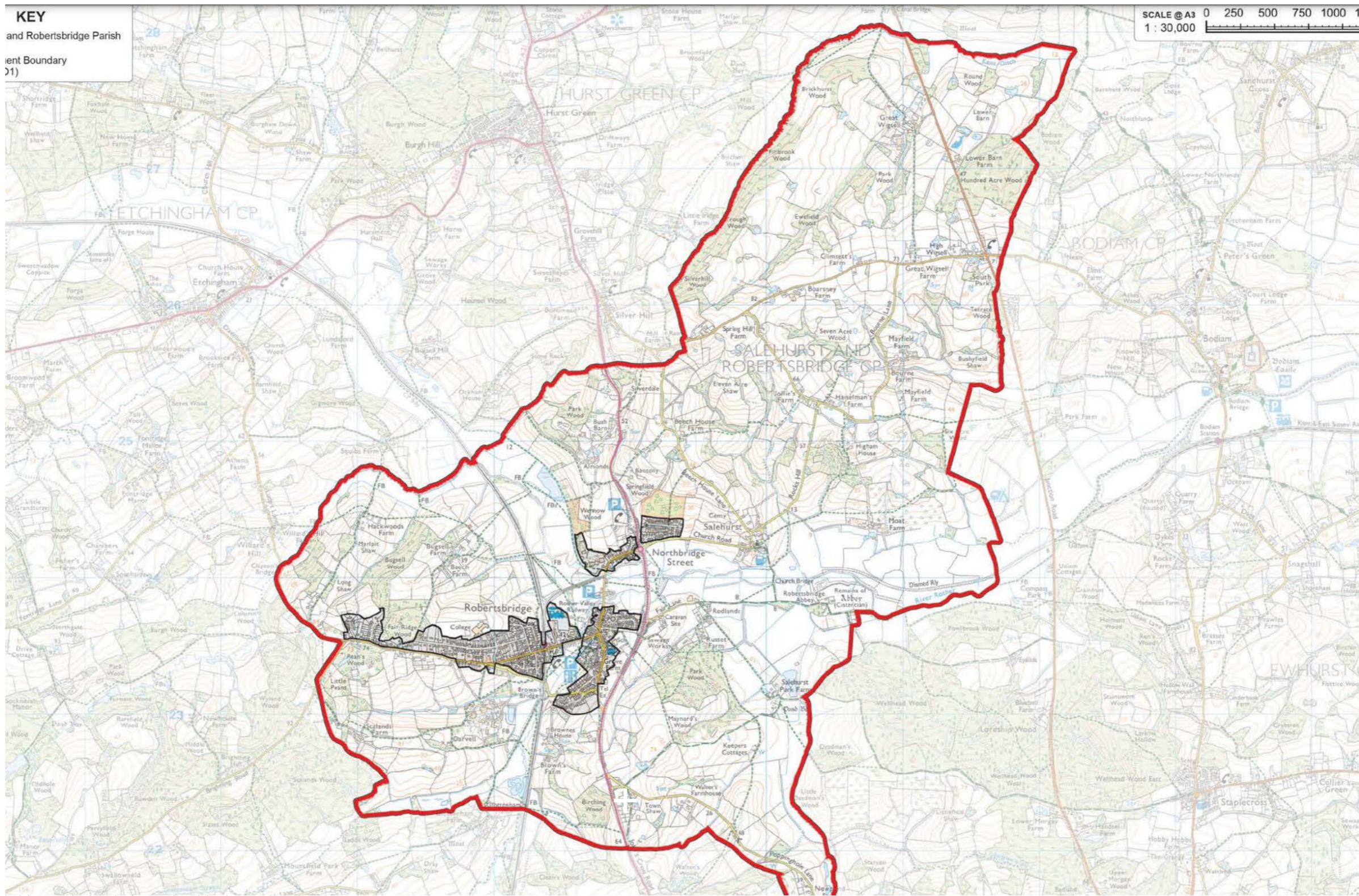
residential re-use and adaptation is demonstrated to be an essential part of a scheme for business re-use which must be in a countryside location and the residential element of the scheme must be of an appropriate size and directly related to the enterprise; and

(iii) in either case, it does not involve the creation of a residential curtilage harmful to the character of the building or the extension of the building or the addition of new buildings.

Any permission will be subject to conditions requiring strict adherence to the deposited proposals, landscaping and the removal of permitted development rights for alterations, extensions and buildings within the curtilage.

Adopted

The proposed would look to re-use or replace the existing stable block and courtyard as it makes a contribution to the street elevation along the access lane. A replacement dwelling in this instance could be formed around the courtyard principles and look to use a vernacular material palette to offer enhancements to the immediate and wider context.



Salehurst and Robertsbridge parish and development boundaries

3.02

Salehurst and Robertsbridge Neighbourhood Development Plan

Policy EN3: Countryside Protection and the Parish's place within the High Weald Area of Outstanding Natural Beauty.

All development will be considered with regard to the need to protect the landscape character of the countryside as the whole of the Parish is within the AONB. Proposals which preserve the open character of the important gaps between settlements and which are not detrimental to the Green Infrastructure Network (as identified by RDC) will be supported.

Development will only be permitted where it conserves or enhances the natural beauty of the Parish and has regard to the High Weald AONB Management Plan.

In particular it will:

- 1. take opportunities to restore the natural function of the River Rother, the Darwell Stream and other watercourses to improve water quality, to prevent flooding and enhance wetland habitats;*
- 2. respect the settlement pattern of the Parish, use local materials that enhance the appearance of development, which are further referred to in Policies HO5 and 6, and support woodland management;*
- 3. relate well to historic route ways and not divert them from their original course or damage their rural character by loss of banks, hedgerows, verges or other important features;*
- 4. not result in the loss or degradation of Ancient Woodland or historic features within it and, where appropriate will contribute to its on-going management;*
- 5. conserve and enhance the ecology and productivity of fields, trees and hedgerows, retain and reinstate historic field boundaries, and direct development away from medieval or earlier fields, especially where these form coherent field systems with other medieval features.*

The proposed will respect the historic field boundaries and mature woodland with the enhancement and maintenance of these features. Bio diversity will be a major feature of the development with a focus on increasing the habitat on site moving away from the monoculture currently present.

Policy HO5: Design

Proposals for all forms of new development must plan positively for the achievement of high quality and inclusive design, at the same time demonstrating they have sought to conserve local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in the AONB as supported in the Character Appraisal document. Applications proposing unsympathetic designs which fail to respect the connections between people and places, or are inappropriate to its location, or pay inadequate regard to issues of renewable energy technologies (only in respect of non-residential development), landscape and biodiversity considerations will be refused. Applications must give priority to the use of local vernacular building materials. The Salehurst and Robertsbridge Character Appraisal (see evidence base) will be used as a reference to assess the impact of the proposals.

The design of the proposed dwellings will be based on precedents set by key buildings in the local area that are representative of quality design that contribute to the place and identity of the wider AONB. We have highlighted some of the great examples of this in our own character appraisal.

4.0

Proposed Design

- 4.01 Site opportunities
- 4.02 Brief
- 4.03 Proposed site layout
- 4.04 Materials and appearance
- 4.05 Precedents, materials and detailing

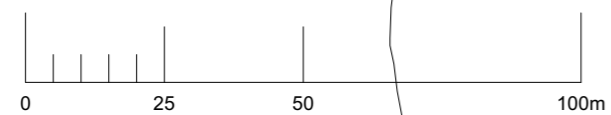
4.01

Site analysis - Opportunities



02 Existing site plan
Scale 1:1250 @ A3

Site area: 17450m²
4.31 Acres
1.7 Hectares



KŌST



4.01

Site opportunities

Following on from the site constraints and wider analysis it is possible to determine what site opportunities are present.

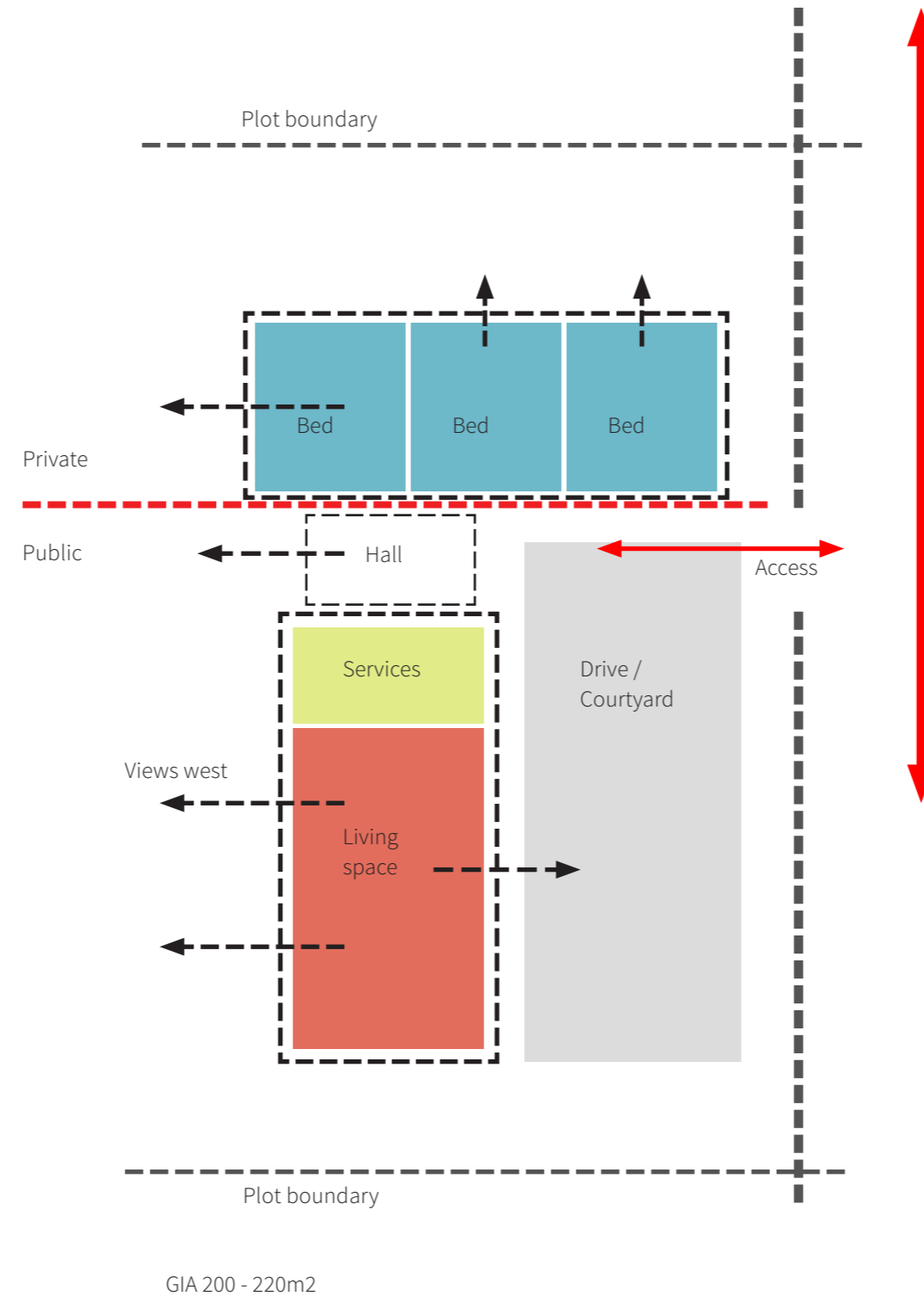
The site has 3 distinctive character areas. Firstly to the Northern boundary is the courtyard and stable area with associated small gated area of grass. This area is surrounded by mature Oak trees and has the pond to the west side. The second area is the central, quite level bungalow area that over looks the menage to the West. Finally the southern portion of the side is defined by its tapering shape and gently sloping grass landscape. These character areas help set up an obvious division of the site into 3. The 3 plots are roughly 60m in width, just a little larger than the dwellings opposite, but keeping the development in a respectful scale.

Access off of the lane already exists for the most northerly and the central plot with a gate and the existing drive. The southern plot will require access off of the lane through the hedge to allow for its own privacy and security. With the spacing of the trees we feel its possible to make this access without having to fell any significant trees (we are aiming to keep all quality mature trees on site).

The grey shaded area depicts the developable area of the site, marking where its most suited for proposed built forms to be located. This has been informed by the depth of this development line on the opposite side of the lane as well as the line taking across the front of the existing bungalow and agricultural building to the North. This area also sits close to the tree line where the slight expansion of the housing cluster wont have any impact on the wider landscape.

The gardens and amenity area for the proposed dwellings will be primarily to the west of the developable area. Drives and storage etc will be located to the east side of the dwelling with easy access from the lane.

There is the opportunity with the quality of the proposed dwellings and associated landscape to enhance the lane and street scape. Greater habitat diversity can be instigated with further boundary planting and plot landscaping.



4.02

Brief

The brief for the development of the site is to maximise its development potential within the confines and suitability of the restraints. The previous sections look into the analysis of development type and characteristics in the area paying particular interest in the immediate context. It has been concluded that the site is best utilised splitting it into 3 plots that relate to the site zones (upper stables, central existing house and lower open area). These set up the rough plot sizes for the proposed dwellings, The plot widths are a little wider than the dwellings opposite however the natural areas of the site and the density have helped inform the subdivision to feel appropriate in scale.

Having established the rough plot sizes this can then inform the dwelling sizes and layout. The adjacent dwellings are all in the 3 - 4 bed range in size with larger dwellings situated further down Poppinghole Lane. Due to the width and size of the three proposed plots it is felt that 4 bedroom properties would be suitable. The brief for these dwellings is listed below;

- 4 Bedrooms with 2 en suites
- Study
- Open plan kitchen dining and living
- Snug
- Utility / Plant
- Pantry
- Downstairs WC
- Garage / storage

The approximate GIA of a dwelling of this size will be around 200 - 220m2 over two storeys.

The key layout principles as illustrated to the left are as follows;

- Living space to maximise views to the West over the AONB
- Entrance space to split the living and private bedroom functions
- Master bedroom to have views to the west
- Drive and parking to the East side of the house as is the lowest value area. Drive to form courtyard with buildings arranged around this like a farmstead.
- Enhance boundary to the lane through planting and quality of dwelling materials

4.03

Proposed site plan

The proposed dwellings take on the form of a collection of simple rectangular forms that appear as a farmstead to have grown over time as necessity has required. This is typical of the courtyard based farmstead typology that is found all over the landscape.

The main house is made up of two connected forms that help divide the more private bedroom spaces from the public living spaces. The living spaces will have priority over the view to the West.

The dwellings have been kept to the East side of the site to keep the development part of the architecture and mass of the lane minimising the spread into the more open countryside of the fields



4.04

Materiality and appearance

The adjacent layout and elevation is a high level concept that form some early principles and aspirations for the design development. The layout and form of all three plots will vary slightly so that there is not clear repetition, however their layout will be based on an informal farmstead cluster where buildings have been developed and added over time, normally around a central courtyard. In this instance the courtyard is formed by the house, two bay garage and the perimeter wall. This provides the sense of enclosure that is present in surrounding farmsteads.

The scale of the buildings vary to help break up the over all mass of the development but to also reflect the fragmented nature of a farmstead and courtyard where additional buildings vary in size and materials, dictated by function and efficiency. This also gives the opportunity to create special feature spaces such as the dual aspect, vaulted, living space.

The courtyard and part of the site boundary is formed by brick walls, something that is common to the area, Poppinghole Lane has some examples of this. The external wall will also be used as part of the building elevation to further reinforce the courtyard boundary. The brick will be selected from the characteristics of the local multi- stock, further routing the building in its particular place within the AONB.

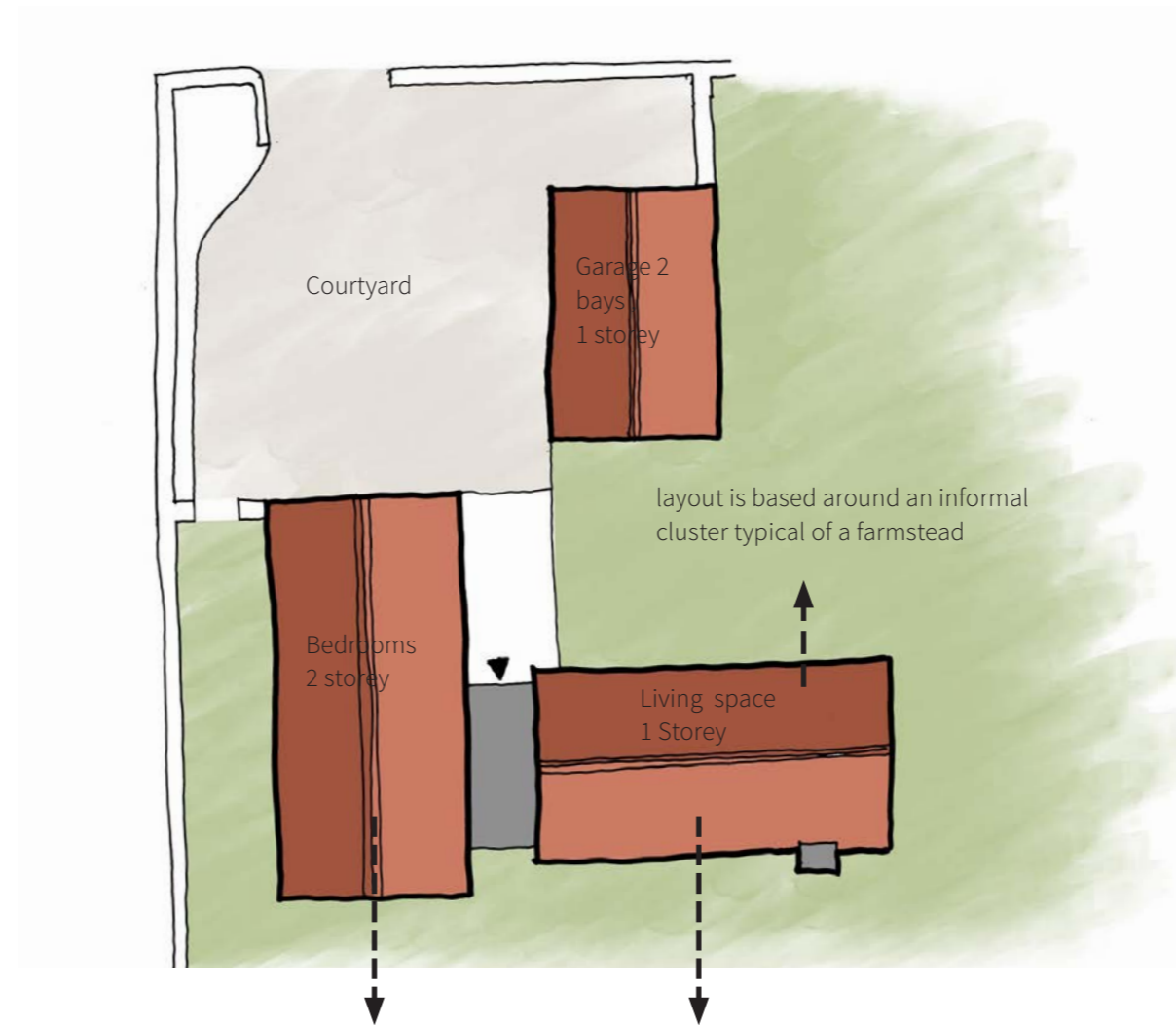
The first floor has then been treated differently with a hung clay tile facade that wraps up and over the roof forming a more solid and monolithic volume. This is a very common detail in the area.

Dark horizontal, ship lap timber cladding has then been used as a contrast to the oranges and reds of the brick and the clay tiles. Again this is a common material choice that can be found on older buildings within the local area. The purpose of the dark timber is to distinguish between the building masses, further fragmenting the broken nature of the farmstead typology.

Clay tiles hung on facade all the way the around volume Lightweight glazed link splitting volumes Expressed brick chimney



Courtyard / boundary wall forms the building



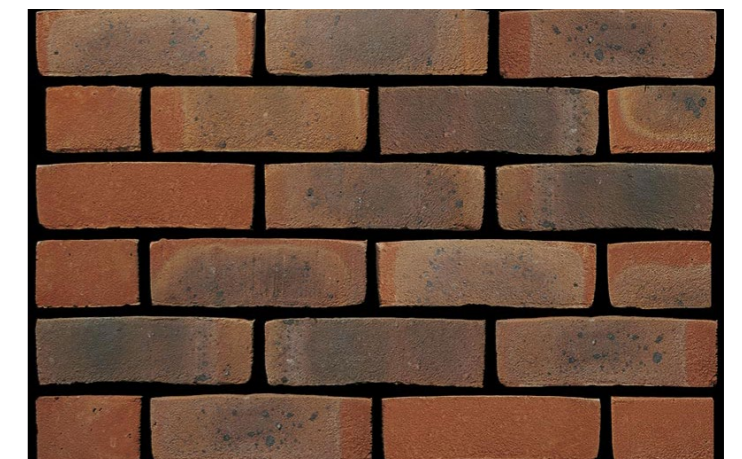
Material palette defined by by buildings within a mile radius of the site



Clay tiles



Horizontal timber cladding



Brick multi stock - area specific



Clay roof and facade tiles with bespoke junction detail



Clay roofs with a modern extension to historic building that's typical to the High Weald AONB



Dark barn and out building from Poppinghole Lane



Clay roof with OAK and glass. Traditional with a contemporary finish



Poppinghole Farm

KÖST



Simple horizontal timber detailing



Walled garden



Contemporary window detail in hung tile facade



Courtyard with external brick walls



Farmstead courtyard layout

KÖST



Farmstead courtyard



Timber cladding



Clay tiles and expressed brick chimney from Poppinghole Lane

4.05

Precedents, materials and detailing

Following on from the previous section the precedents highlight some of the key materials and building forms that form the design principles of the development. The precedents cover the layout typology of the farmstead courtyard as well as the walled courtyard arrival. The precedents go on to highlight potential contemporary details that are applied to more traditional and vernacular materials. WE feel that its important to elevate the building with some modern craft and precision so that we are not simply replicating former methods but adding to the narrative of time by reinterpreting the application of these traditional materials.

Within the examples are some images of buildings along Poppinghole Lane, just to illustrate that we didn't need to go far to identify the local character and material palette that had been executed to a high standard, setting the bar for any proposed new dwellings in the area.

5.0 Conclusion

5.01 Conclusion

5.01

Conclusion

This opportunities and constraints document has set out to analyse the potential for the proposed site to be redeveloped offering the space for 3 dwellings. Although the local planning policy is set up to restrict development outside of development boundaries we feel that we have proven that there is a case for this site to go from being a single dwelling site to 3 dwellings.

Through the careful and thoughtful response to the analysis we feel that the proposed strategy is sympathetic to form and scale leading to a development that will not jeopardise the qualities of the rural landscape and AONB but rather enhance them. With the thorough analysis of the local vernacular architectural styles there is an opportunity for this development to make a positive contribution to the small cluster of dwellings and buildings that it sits within. There is also the opportunity for site wide enhancements to ecology to take place with gardens that offer a more species diverse environment.

Given the sites unique location and lack of visibility in the wider AONB we feel that there is a genuine opportunity to develop the site with he 3 dwellings with the scale still feeling appropriate for its immediate context. The residential cluster it sites within is not expanded, just increased in number in a respectful strategy. The result of the development will be the uplift in quality of the built environment and enhancement of the local ecology, further routing the area in the AONB and its wider craft based architectural heritage.