



Barn and Farm Conversions Supplementary Planning Document

April 2020

Reigate & Banstead
BOROUGH COUNCIL
Banstead | Horley | Redhill | Reigate

Contents

1. Introduction.....	3
2. Policy Context.....	4
3. Barns.....	6
Overview	6
Historic and Architectural Features of the Barn.....	7
Appropriate Uses for Barns.....	10
The Conversion of the Barn	11
4. Other Buildings in the Farmyard	30
Overview	30
Conversion and Redevelopment of Farmyards	30
5. Landscape and Biodiversity Enhancement	33
Appendix 1: Local Plan Policies	35

1. Introduction

- 1.1. Within the borough there are number of barns and farms which contribute to the character and history of the area. Changes in the patterns and methods of farming have resulted in many barns and farm buildings becoming economically redundant or fundamentally ill-suited to modern agricultural practices. As a result, owners have looked for new economic uses which in many cases have involved conversion to non-agricultural purposes.
- 1.2. Recognising the historic importance of these buildings, this supplementary planning document (SPD) provides guidance for applications for the re-use, conversion and adaptation of barns and other farm buildings for alternative uses, in order to preserve them for the future.
- 1.3. Guidance is given on the principles of converting barns and other farm buildings in both rural and urban areas in a manner which would benefit and help to enhance the character and local distinctiveness of the surrounding natural and built environment. The guidance will have application to both listed and non-listed buildings and includes detailed internal and external requirements.
- 1.4. The Barn and Farm Conversions SPD replaces the 1994 version of 'The Appropriate Use of Historic Barns Supplementary Planning Guidance' (SPG). It has been updated to take into consideration changes in national and local policy in particular the revocation of the Department of the Environment Planning Policy Guidance Notes, the Department of the Environment Circular 8/87 "Historic Buildings & Conservation Areas Policy & Procedures" and the 1990 English Heritage Policy Statement "Conservation of Historic Farm Buildings"; and the adoption and revision of the Reigate & Banstead Core Strategy and Development Management Plan.

2. Policy Context

National Planning Policy Context

- 2.1. National Planning Policy Guidance (NPPG) (Paragraph 008 Reference ID: 61-008-20190315)¹ advises that SPDs should build upon and provide more detailed advice or guidance on policies in an adopted Local Plan. They do not form part of the development plan and therefore cannot introduce new planning policies. They are however a material consideration in decision-making.
- 2.2. Certain types of barn and farm building conversions may not require a planning permission but can instead be developed under The Town and Country Planning (General Permitted Development) (England) Order 2015² (as amended 2018)³.
- 2.3. This Barn and Farm Conversions SPD should be read in conjunction with the following:
 - Historic Farmstead: Preliminary Character Statement – South East Region 2006 Historic England⁴
 - Adapting Traditional Farm Buildings 2017 Historic England⁵
 - The Adaptive Reuse of Traditional Farm Buildings 2017 Historic England Advice Note 9⁶

Local Planning Policy Context

- 2.4. The Council's Local Plan is comprised of the Core Strategy adopted 3 July 2014 and reviewed 2 July 2019 and the Development Management Plan (DMP) adopted 26 September 2019.

¹ Available at <https://www.gov.uk/government/collections/planning-practice-guidance>

² Available at <http://www.legislation.gov.uk/ukxi/2015/596/contents/made>

³ Available at <http://www.legislation.gov.uk/ukxi/2018/343/made>

⁴ Available at <https://historicengland.org.uk/images-books/publications/historic-farmsteads-preliminary-character-statement-south-east/>

⁵ Available at <https://historicengland.org.uk/images-books/publications/adapting-traditional-farm-buildings/>

⁶ Available at <https://historicengland.org.uk/images-books/publications/adaptive-reuse-traditional-farm-buildings-advice-note-9/>

- 2.5. The Core Strategy provides the strategic framework for the borough over the plan period (2012-2027). It sets out a strategic vision for the borough and provides policies to guide the type, level and location of future development over the 15 year plan period. Core Strategy Policy CS4 'Valued townscapes and the historic environment' provides guidance on development within the historic environment and valued townscapes in the borough. Core Strategy Policy CS10 'Sustainable Development' requires development to respect the ecological and cultural heritage of the borough including the historic environment. Both Core Strategy policies are provided in full in Appendix 1.
- 2.6. The DMP provides detailed policies and site allocations to deliver the Core Strategy requirements. The DMP policies referred to below can be found in full in Appendix 1.
- 2.7. Policy DES1 'Design of new development' states that all new development will be expected to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. It sets out criteria under which planning permission will be granted.
- 2.8. DMP Policy NHE9 'Heritage assets' states that development that would help secure the long term viable use and sustainable future for heritage assets, especially those identified as being at risk of loss and decay, in a manner consistent with its conservation will be supported. Any associated or enabling development should have an acceptable relationship to the heritage asset, and character of the surrounding area.
- 2.9. DMP Policy NHE6 'Reuse and adaptation of buildings in the Green Belt and in the rural surrounds of Horley' sets out criteria under which the re-use and adaptation of buildings to support the rural economy or diversification of rural business within Green Belt and rural surrounds of Horley will be supported.
- 2.10. DMP Policy EMP4 'Safeguarding employment land and premises' details conditions under which a loss of employment land and premises will be acceptable.

3. Barns

Overview

- 3.1. The barn is normally the largest and oldest historic building in the farmyard, often unaltered since the day it was erected. The typical Surrey barn is small of 4 or 5 bays, usually without aisles, and in the majority of cases, timber framed, weatherboarded and tiled.
- 3.2. Quite humble exteriors often hide interiors of staggering beauty, craftsmanship, and age. The outstanding quality is as much due to a church-like sense of spaciousness as to the fine carpentry.
- 3.3. The distribution, size, age and characteristics of barns vary dramatically according to geology, and historic farming practice. In Surrey, north of the Downs, barns are rarer and large, whilst in the Weald they are small and more numerous. The barn is the most numerous historic farm building type in the borough, occurring both in the urban (over a third are in urban areas in the borough) as well as rural areas.
- 3.4. The intention of this guidance is to identify suitable uses for barns. This guidance is aimed at those involved in considering new uses for barns as well as appropriate design solutions and details to achieve this. It is hoped however, that, this information will also be of interest to owners who wish to know more about keeping the character of their barn.

Statutory Protection

- 3.5. All barns of historic or architectural interest have been identified in the borough and are either on the Statutory or Local List. The barns on the Statutory List are those identified as being of Special Architectural or Historic Interest for inclusion on the National Heritage List for England – Historic England⁷. Listed Building Consent is required for the alteration, extension and demolition of a Statutory Listed Building.

⁷ Available at <https://historicengland.org.uk/listing/the-list/>

- 3.6. A large number of other barns have the same statutory protection as they are within the curtilage of Statutory Listed Buildings. Other barns worthy of protection have been placed on the Borough's Local List. A publication, "The List of Building of Architectural & Historic Interests" can be viewed on-line on the Council's website⁸.

Historic and Architectural Features of the Barn

- 3.7. The Threshing Barn was historically the most important barn on the farm. Before the end of the 18th century, it was often the only farm building. Its function was to serve as a store for the corn crop. The form of the barn was determined by processing and storage needs. It was characterised by a central passage, with a threshing floor, large wain doors opposite each other and bays either side. See Figure 1 for traditional processes carried out in a threshing barn.

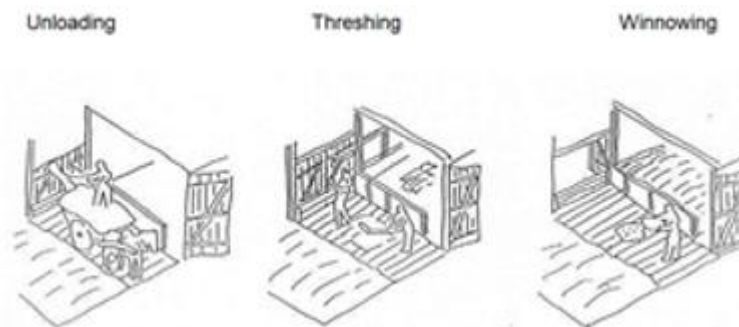


Figure 1: The Processes Carried Out in a Threshing Barn

- 3.8. A loaded wagon entered and sheaves were unloaded on one side. The sheaves were threshed by flails in the winter on the threshing floor. The resulting grain was winnowed and the chaff carried off in the through-draught of the central doors. The processed straw was then stored opposite the sheaves and the grain carried off to the granary or farmhouse.

Siting

- 3.9. The barn as the oldest building in the farmyard is generally situated in close proximity to the house.

⁸ Available at http://www.reigate-banstead.gov.uk/info/20084/conservation/98/listed_buildings

Age

- 3.10. The majority of barns in Surrey are of 17th and 18th century in date. It is rare for a traditional barn to date before 1400 or after 1860.

Materials

- 3.11. The weatherboard timber frame barn is almost universal in Surrey. Exposed timber frame is a restorer's whim and removal of the weatherboard cladding can weaken the timber frame. Only 1% of Surrey Barns are of stone, such as Greensand or Flint. Brick barns are even rarer. See Figure 2 for illustration of historic timber frames.

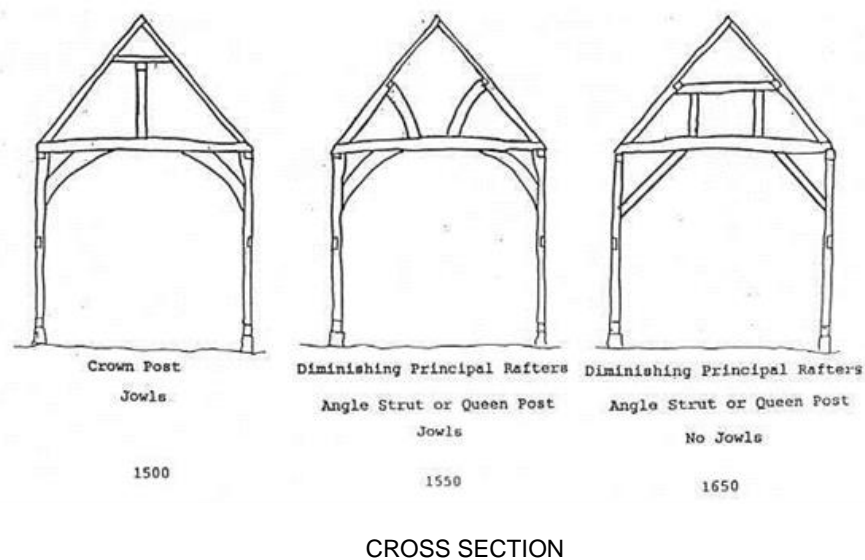


Figure 2: Details of Historic Timber Frames

- 3.12. Traditional roofing materials are almost always handmade sand faced plain clay tiles. Another traditional material used on only 1% of barns is Horsham Slab, most in the southern part of the borough. Thatched barns are extremely rare and none exist in the borough. Natural Welsh Slate and handmade S shaped pantiles are an 18th century introduction.

Aisles

- 3.13. Aisled Barns are rare in Surrey, less than 1% of all barns. They are confined to prestigious farms on large estates. An aisle results in a wide barn by continuing the rafters down to a low eaves level near the ground.

Plan Form

- 3.14. The plan form is determined by the number and position of the threshing floors. The majority in Surrey have a single central threshing floor. The length of a barn is expressed in terms of the number of bays. A bay is a section between two roof trusses, often 3.05m in length. The most common plan form in Surrey is 5 bay, followed by 3 and 4 bay barns.

Threshing Floors

- 3.15. Threshing floors rarely survive. Planks of around 76mm, usually of oak, resting on sleepers are the most common form.

Wain Doors and Midstreys

- 3.16. Wain doors are a key feature of a barn. In Surrey they are usually divided in two halves vertically, with interlocking braced ledges. The hinges are short and hung on to pintles, a horizontal rail may survive which secured the doors. At the base there may be a lift, which consists of three planks of wood, which slot in to tapering door jambs. These kept grain in and animals out during the threshing process. See Figure 3 for illustration of traditional barn doors.

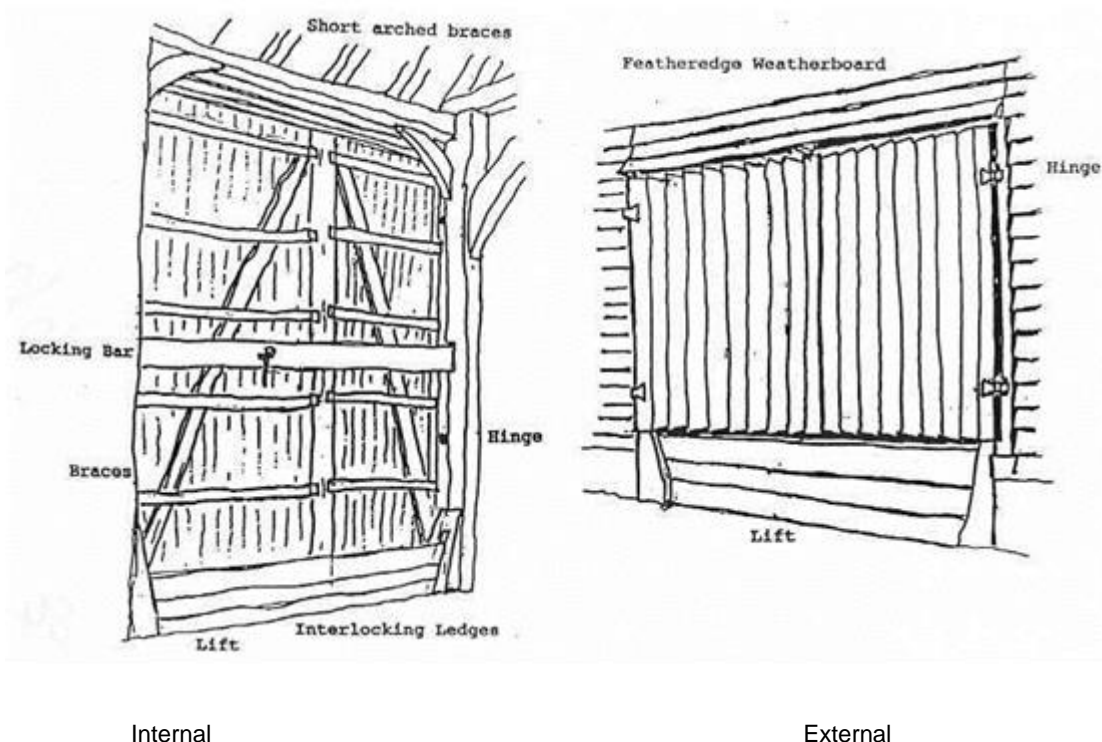


Figure 3: Traditional Barn Doors

- 3.17. It was common practice for one pair of central doors to be lower than those opposite. These low doors were provided to create a through draught for winnowing. Porches, known as Midstreys, are rare in Surrey. They protected the wagon whilst unloading.

Pitch Holes

- 3.18. Pitch Holes are window-like openings, covered by boarded shutters, and found high up in the barn. They were used for pitching sheaves into the barn from outside.

Air Vents and Owl Holes

- 3.19. Brick and Stone barns have a number of interesting features including air vents provided to keep the crops dry. Early barns have slits, whilst later barns often have diamond brick ventilation patterns. Circular Owl holes are often found high up in the gable end.

Appropriate Uses for Barns

- 3.20. Few barns remain in agricultural use in the borough, only 4% of barns, and these are often in a low level of use which may lead to their neglect. The most common use is residential, being 60% of barns, followed by 19% in ancillary residential use. Other uses in the borough include pub stores, community use, offices and schools. Barns can occur in urban areas as well as rural areas and the design guidelines will equally apply.
- 3.21. The Council wishes to encourage the conservation of historic barns and farm buildings for agricultural use however recognises that some barns will become redundant because of changes in the patterns and methods of farming, the cost of repair, machinery access requirements or hygiene reasons.
- 3.22. In accordance with DMP Policy NHE6 'Reuse and Adaptation of Buildings in the Green Belt and in the Rural Surrounds of Horley' the Council's preference for rural barns is the conversion to uses that will support the rural economy or support the diversification of rural businesses and then residential development.

- 3.23. Barns within the urban area will sometimes fall within employment use classes. For such barns, the Council's preference is for them to stay within employment uses and then if there is either no reasonable prospect of (or demand for) employment use, for residential use.
- 3.24. The Council however recognises that the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended in 2018) allows the conversion of some barns to a range of uses including A1-A3, B1, B8, C1, C3, D1 and D2 uses. These would not apply to Statutory Listed barns.

The Conversion of the Barn

- 3.25. This section is intended to give detailed guidance on the method of converting barns in order to lessen any detrimental impact. A very high degree of architectural skill is needed in conversion, particularly for residential. The principles detailed in this section are applicable to all uses, but more consideration is given to residential conversions as they are in many ways the most problematic as they inevitably involve some sub-division of the interior, a multiplicity of windows and domestic paraphernalia within the grounds.
- 3.26. The approach favoured by the Council is minimal change to the internal space and structure and retention of the simple exterior. This works particularly well where no change has been made to the public side of the barn.

Number of Units

- 3.27. There should be no more than one unit per barn. Sub-division of a barn results in loss of internal spaciousness, increased domestic clutter with each unit, and fragmentation of the curtilage.



A barn conversion in the borough showing the general approach of no windows on the public side to maintain the agricultural appearance, including no rooflights, dormers or chimneystacks.

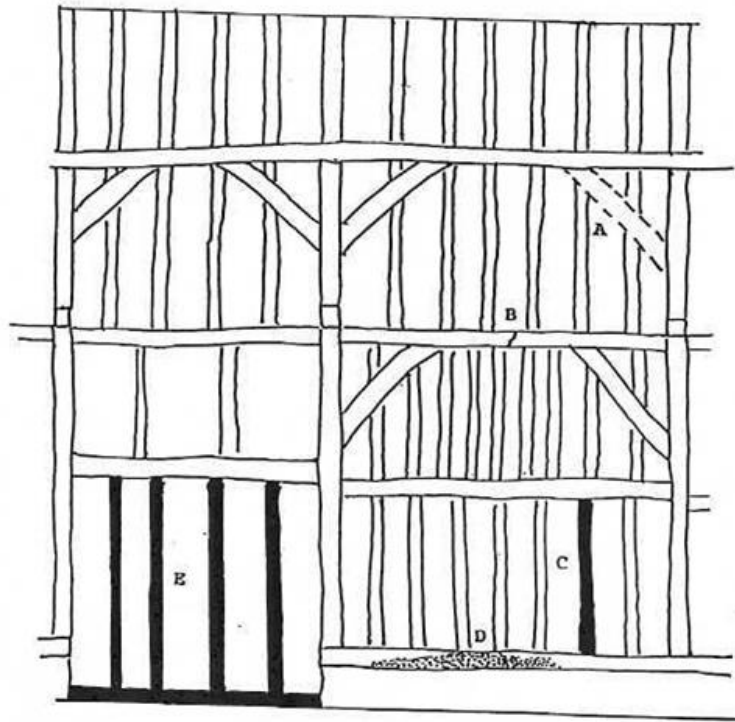
Part A: Details of Conversion

Survey and Repair Drawings

- 3.28. The first stage in any barn conversion must be the production of detailed survey drawings showing existing framework including crossframes, and longitudinal cross section at a scale of not less than 1:50. This ensures modern alterations can be identified as well as missing features such as braces. An assessment of structural repairs and their cost should be established at the same time. Vulnerable areas may include the cill plate, ridge, end of the tie beams and studs. The maximum amount of historic fabric should be retained, and the methods of repair stated.

- 3.29. A list of internal features worthy of safeguarding and reinstating after conversion should be drawn up. These include doors, lifts, shutters, cloak pegs, mangers and machinery. Often the exterior has a variety of small details which are worthy of photographic record and retention. These are too variable to list, but include items such as constructional detail and drips as well as features such as pitch holes, owl holes and ventilation holes that must always be retained and any infill or glazing recessed back as far as possible.

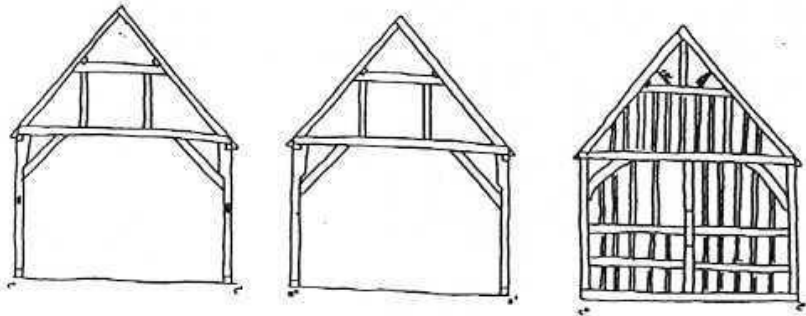
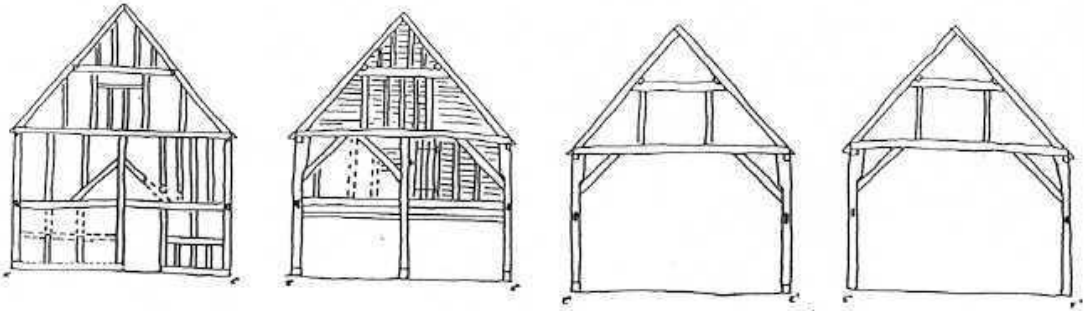
3.30. Repairs should always be in wood of dimensions to match existing, usually oak. This should be spliced or scarfed in, or mild steel straps used to support the outer face. Repairs should be in situ and should not require the dismantling of the barn. Rigidity can be provided by the fixing of plywood sheeting to the outer face of the frame, before re-cladding with weatherboarding. See Figure 4 for a sample schedule of repairs.



- A. Missing windbrace to be re-installed
- B. Cracked wall plate to be repaired with steel straps
- C. Modern softwood stud (black) to be replaced in oak
- D. Cill beam rotted (dotted scarf in new oak where decayed)
- E. Modern softwood studs (black) to original wain door opening. Potential area for window or infill with oak studs match adjoining bay.

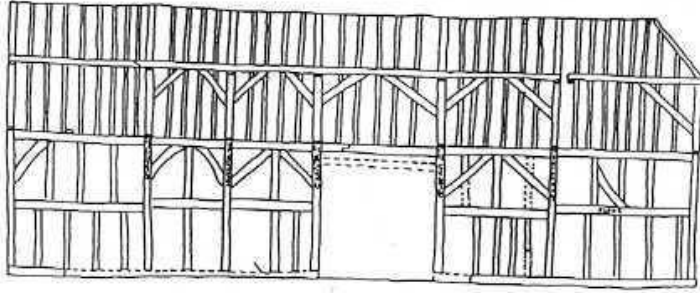
Figure 4: Extract from a schedule of repairs survey

3.31. This information can then be used to minimise disturbance to the historic fabric. No braces, tie beams, girding beams, principal posts, trusses, rafters or wall plates should be cut or removed. Alterations involving studs and cill beams should be kept to a minimum, where providing doors and windows. It is important to remember that existing windows are often in positions, which detract from the character of the barn and should not be retained at the time of conversion. See Figure 5 for a sample survey drawings.



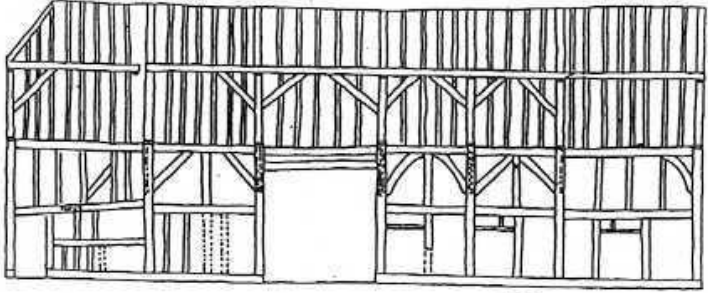
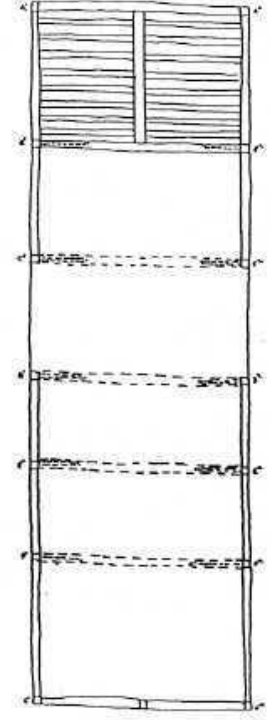
GREAT LAKES BARN, WORLEY
CROSS FRAMES AND END GABLES
SCALE 1:100
JAN 1989

GREAT LAKES BARN, WORLEY
CROSS FRAMES AND END GABLES
SCALE 1:100
JAN 1989



FRAMING, SOUTH ELEVATION
GREAT LAKES BARN, WORLEY
SCALE 1:100

GROUND PLAN
GREAT LAKES BARN, WORLEY
SCALE 1:100



FRAMING, NORTH ELEVATION
GREAT LAKES BARN, WORLEY
SCALE 1:100
JAN 1989

Figure 5: Survey Drawings

Internal Space

- 3.32. The internal character of a timber barn is its outstanding feature. All internal framing including studs and rafters should remain exposed. Existing modern partitions should be removed to enhance the space. However good a residential conversion is, it remains only a shadow of its former spatial glory.
- 3.33. The Council will expect in the case of non-residential uses that all bays will be kept open, and any facilities such as toilets provided at a discreet location at the rear of the barn. Extensions to a barn can be useful ways of achieving openness by siting bedrooms and other uses in these extensions to avoid subdivision of the main space.
- 3.34. In the case of residential use, the limit to the numbers of bays kept open is determined by what can be reasonably heated. Three bays as one volume including an end bay, should always be kept open. Galleries and staircases should not intrude into the open bays.
- 3.35. For residential conversion of up to 5 bays barns, 3 bays as one volume should always be kept open. See Figure 6 for illustration of a 5 bays barn conversion and Figure 7 for a 3 bays barn conversion. In the case of residential conversions of 6 bay barns, 3½ to 4 bays should be kept open. Barns of 7 or more bays may be unsuitable for residential conversion and other uses should be sought. Examples of conversions are illustrated, but obviously each case must be judged on its own merit.
- 3.36. Extensions should be the minimum possible to ensure the maximum retention of the interior space of the barn. The Council recognises that modest extensions are often appropriate to secure the preservation of the internal spatial character of a barn. Occasionally existing structures such as cattlesheds can be utilised. Infilling of cartsheds is often best achieved by featheredge boarding set behind the original supporting posts to the open side.

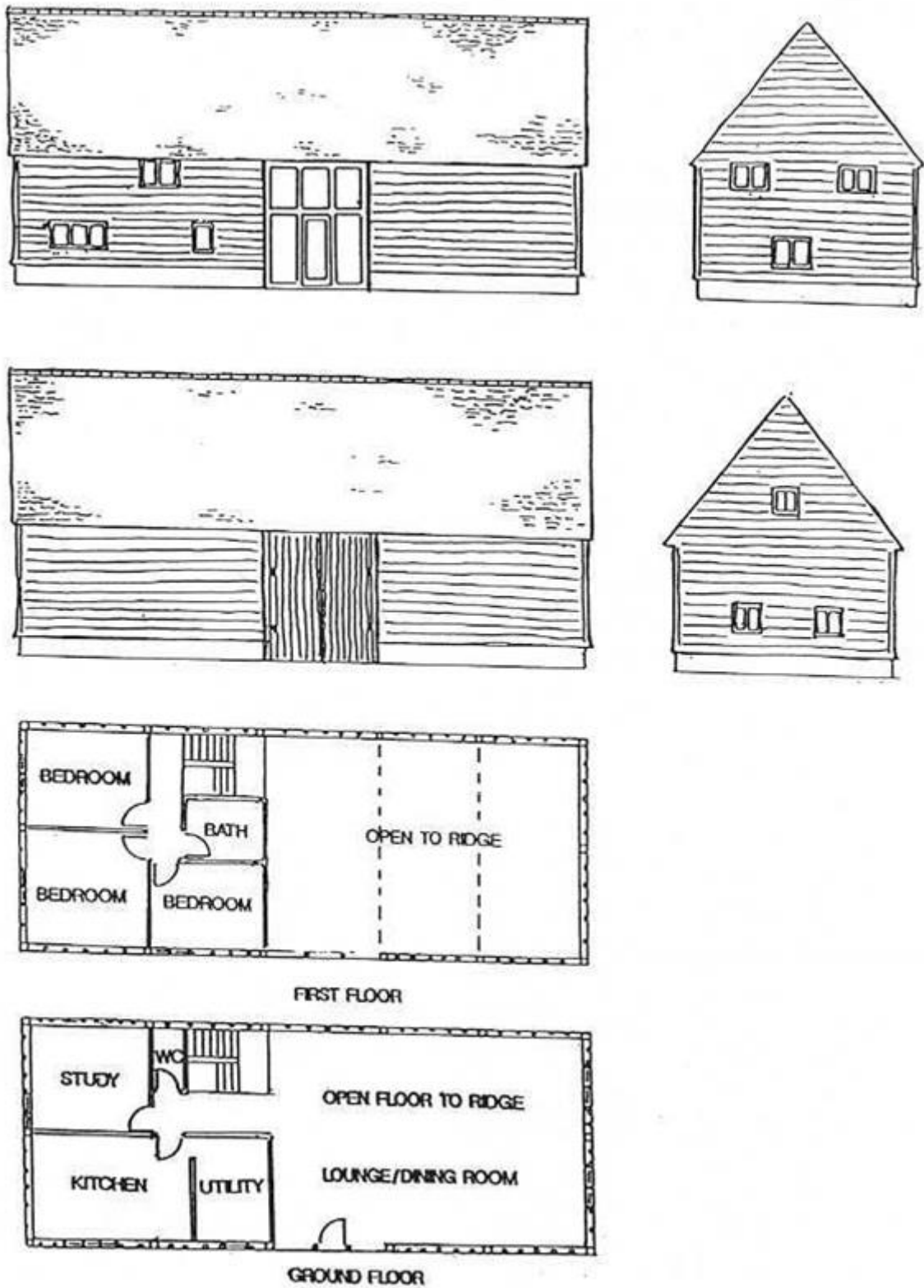


Figure 6: 5 bay barn conversion keeping 3 bays open. Note public side unaltered.

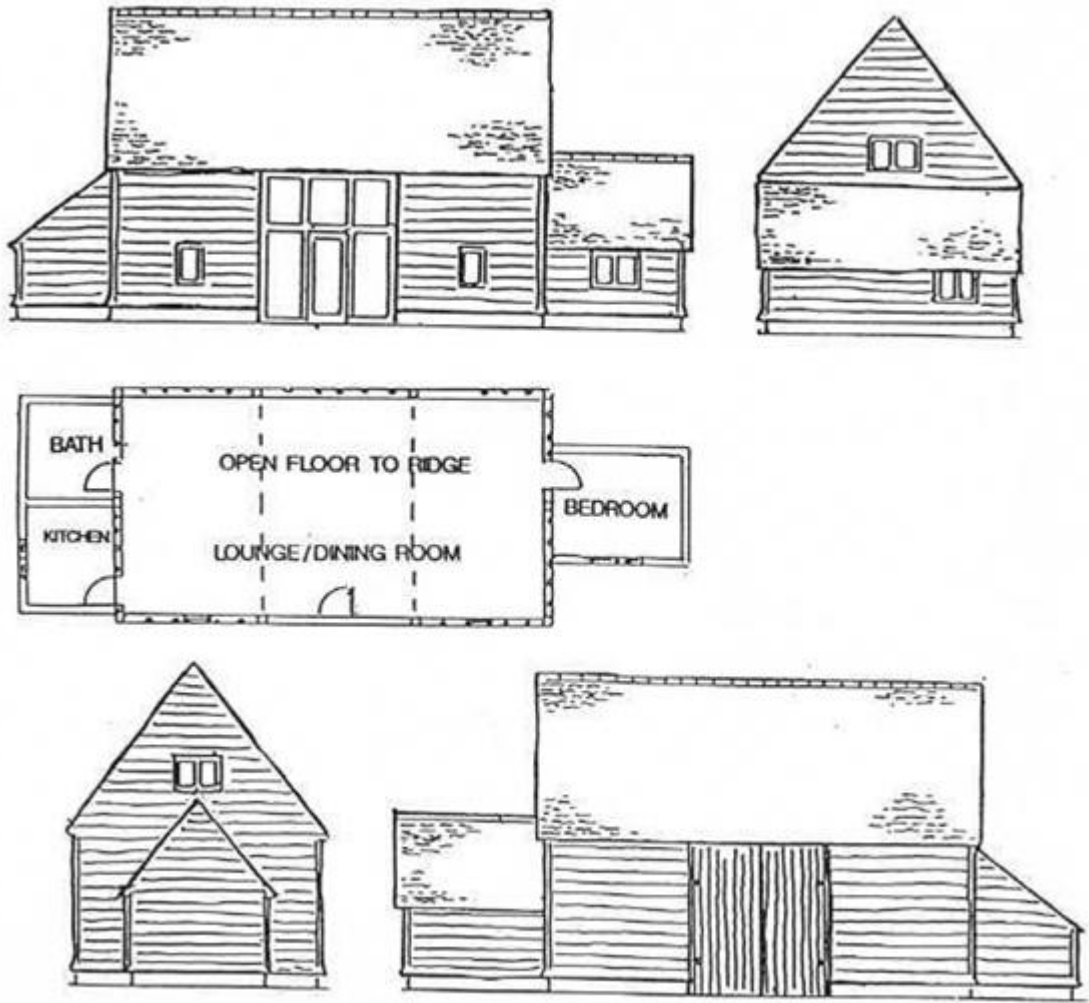


Figure 7: 3 bay barn conversion with extension to keep 3 bays open. Note no alteration on the public side.



Barn to community hall conversion, keeping all bays open

New Internal Structures

- 3.37. New internal structures should be set back behind the bay divisions, cross frames and trusses. They should be structurally independent to prevent irreversible damage to the historic frame. The use of structural timber frame partitions will be expected, particularly where they are abutting the three open bays.
- 3.38. In considering headroom the cutting of braces and tie beams is unacceptable. This will particularly affect the staircase positions. Stairs should be robust in detail with plan newels and balusters to reflect the character of the barn.

Roof

- 3.39. The roof is a dominating feature of a barn – a simple uninterrupted mass. Visual intrusions such as cupolas, weathervanes, rooflights and dormers are unacceptable.
- 3.40. Most Surrey barns have a 50° steep pitch roof with hand-made sandfaced clay plain peg tiles on riven lathes. Handmade peg tiles have an unrivalled texture and patina, and existing peg tiles should be reused. Hips and ridges are generally roofed with hogsback ridge tiles. In converting a barn reinstatement of the original materials will generally be expected.
- 3.41. Dormers, inverted dormers and rooflights are unacceptable, as they are not a traditional barn feature, they look domestic in character and result in the loss of historic rafters. Even cast iron rooflights dominate the roofslope with their mirror-like glass reflecting the sky, disrupting the massing of the tiles and therefore are unacceptable.



Residential conversion with bays kept open floor to ridge

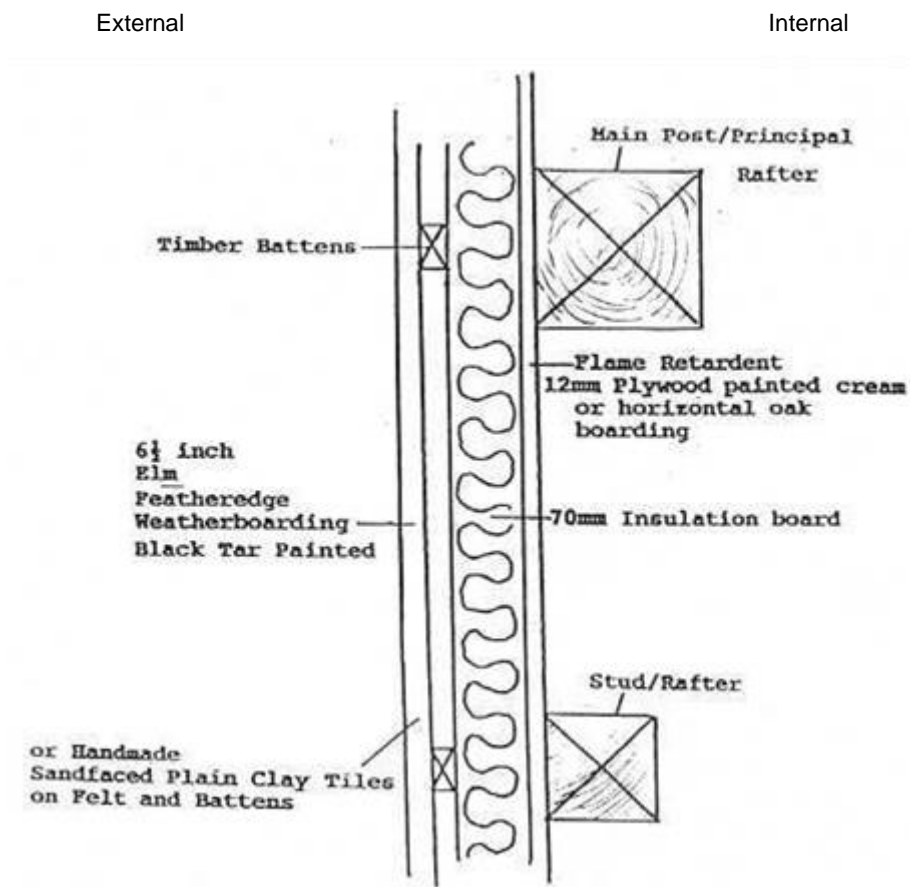
Chimneys, Inglenooks and Stoves

- 3.42. Chimneys are unacceptable as their domestic character conflicts with the objectives of keeping a barn's identity. The use of metal flues is not desirable but is much less obtrusive and can fit between historic rafters. The flue should be below the ridge and set away from the gable, where it cannot be picked out in silhouette on the private side. It should be thin and painted matt black. There is a need to ensure all flues and vents are minimised on a barn conversion.
- 3.43. In the interior of a barn, chimneystacks are too bulky and hide much of the historic fabric. Unless they can be located on a new wall, they are unacceptable. A single freestanding black painted cast iron wood burning stove and flue can be appropriate.

Insulation

- 3.44. A common mistake in barn conversions is to put insulation between the studs or rafters. The only correct approach is to apply insulation to the outside of the frame and then clad with weatherboard or in the case of the roof, tiles. This ensures that both studs and rafters are exposed internally to their full depth, which retains the typical character of the barn. The inner most surface should be cream painted ply or plaster (or where natural light is not a priority

horizontal oak boarding can be used, which gives a more agricultural appearance). See Figure 8 for insulation illustration.



Insulation should always be applied to the outside of the frame. Insulation standards have increased and other detailing such as vapour barriers and battening since the above drawing was done in the 1990's but the principle of applying the insulation between the external cladding or tiles and the frame or rafters remains the same.

Figure 8: Insulation Drawing

Heating and Energy Efficiency

- 3.45. The Council requires any new developments to aim for high standards of energy efficiency and the inclusion of renewable energy technologies. Freestanding photovoltaic ranges in the grounds would be preferable to those on the roofs of converted rural buildings. In terms of heating, an underfloor heating system is less visually obtrusive. An alternative is low level radiators at plinth level.

Timber Treatment and Fire Protection

- 3.46. One of the great pleasures of barns is the colour of the natural oak frame. This should be left untreated, apart from necessary eradication of woodworm and fungal attack. Timbers should not be sandblasted as this destroys the smooth surface often to reveal worm holes. One cleaning method commonly used is high pressure water jets, which are non-abrasive. Even this method requires careful handling to avoid damage to surfaces. Fire retardant intumescent varnish should be avoided on timber frames where unnecessary, having regard to the char value of oak. The charring value of oak will tend to be better than softwood in terms of better structural strength for the internal timber frame in a fire so will be a factor in assessment.
- 3.47. Specialist and building control advice should be sought in relation to the fire resistance and fire spread qualities of any material or surface treatment used in a farm building conversion. The height of the building and proximity to neighbouring properties will also be factors. Weatherboarding and timber can be pressure impregnated treated off site to provide a level of fire proofing. Fire resistant fire board has also been used in the walls to increase fire resistance, and is sometimes used as a lining behind weatherboarding. Intumescent paint on the weatherboarding can be used to provide fire protection.

Plinths

- 3.48. Plinths should always be retained or rebuilt in the original historic material. It is important to follow the bonding of the brick work which is usually Flemish or English Bond.

Doors

- 3.49. The Council considers pseudo-historical doors are unacceptable in barn conversions. Doors should be of vertically boarded oak with simple fittings. Externally they should be black painted. (Original barn doors should be retained in a permanently closed position.)

Porches

- 3.50. Porches, be they external or recessed, are a domestic feature which will not be permitted, as they detract from the barn's character.

Barn Doors/ Wain Doors

- 3.51. Wain doors of historic value, particularly interlocking doors which date before 1840 should always be retained. Fixing back these doors so they are open is undesirable as they will be exposed to the weather and will decay quickly. Where no such doors exist on the private side of the barn, this is a suitable area to be glazed, as this retains the simple massing of the barn and does not involve cutting through historic timbers. Wain doors should be retained or reinstated on the public side to reinforce the character of the barn. Figure 9 shows an example of ledged and braced doors that are suitable for use in barns.

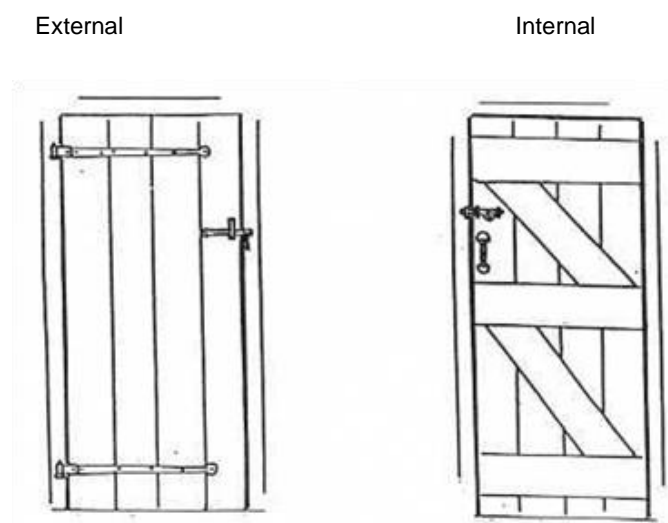


Figure 9: Ledged and Braced doors, suitable for use in barns.

Windows

- 3.52. Windows should be placed on the private side of the building having regard to utilising existing opening such as a Wain door opening. It should be possible generally to keep one long elevation windowless. Windows should be of traditional dimensions and odd window shapes should be avoided, the more

self-effacing the better. All bathrooms, water closets and similar rooms should be mechanically ventilated without windows. See Figure 10 for examples of good and bad window profiles.

- 3.53. Studs can be retained behind windows. The windows themselves should be set flush with the weatherboarding and be black painted. Windows should be of equal proportions, using dummy sashes to achieve this and use traditional joinery. Standard off-the-peg windows with their brick-vents and ventlights are unacceptable. A dark colour for curtain linings will make curtains less obvious, particularly important in the case of glazed wain openings.

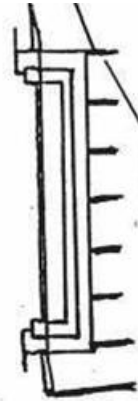
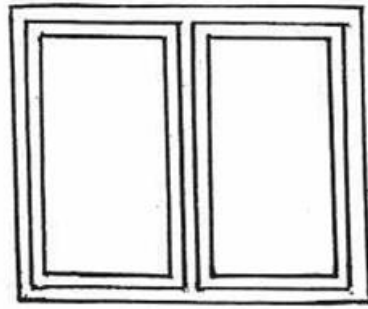
Artificial Light

- 3.54. Artificial lighting should be from inconspicuous sources. They should be kept to a minimum and be self-effacing rather than decorative. Centrepoint lighting should be avoided, locating downlights at the beam level and simple fittings to the side wall. Table lamps are a suitable supplement to fixed lighting sources.

Floors

- 3.55. Where historic Threshing floors survive in whole or in part these should be restored. Original cobbled floors can be relaid outside, if retention in situ is still not possible. Suitable internal flooring materials include handmade quarry tiles, old floorboards or regularly cut Yorkstone. Wall to wall carpets should be avoided.

GOOD

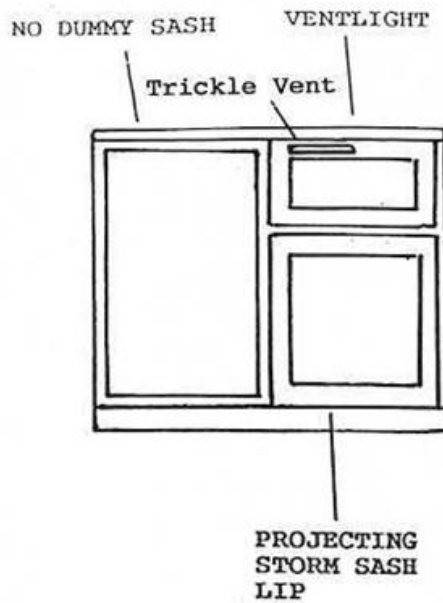


SLIGHT SPROCKET IN WEATHERBOARD TO ACT AS DRIP MOULD

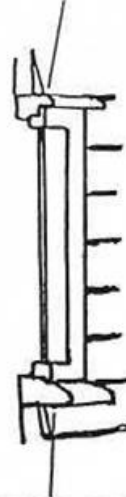
BALANCED
DUMMY AND OPENING SASHES
FLUSH WITH OUTER FACE OF WEATHERBOARDING

Note: Tickle Vent provided in weatherboarding

BAD



HEAVY PROJECTING DRIP MOULD



HEAVY PROJECTING CILL

Figure 10: Window Profiles: Good & Bad

External Cladding

- 3.56. It is important to use the traditional featheredge profile of weatherboarding, not tongue and groove. Boards should always be a minimum of 165mm in width and black painted (to reflect the use of barn tar paint which has been the finish for the last 200 years). See paragraph 3.47. for fire protection treatment for external cladding.
- 3.57. Light stains are unacceptable. Existing weatherboard should be salvaged for reuse. Ancient hand sawn untarred weatherboarding may survive in small quantities and should be used for internal partitions to prevent further deterioration. The timber frame should never be exposed externally. See Figure 11 for weatherboarding illustration.

Rainwater Goods

- 3.58. Gutters and downpipes should be of black painted cast metal, as this is traditional, long lasting, well detailed and self-effacing.

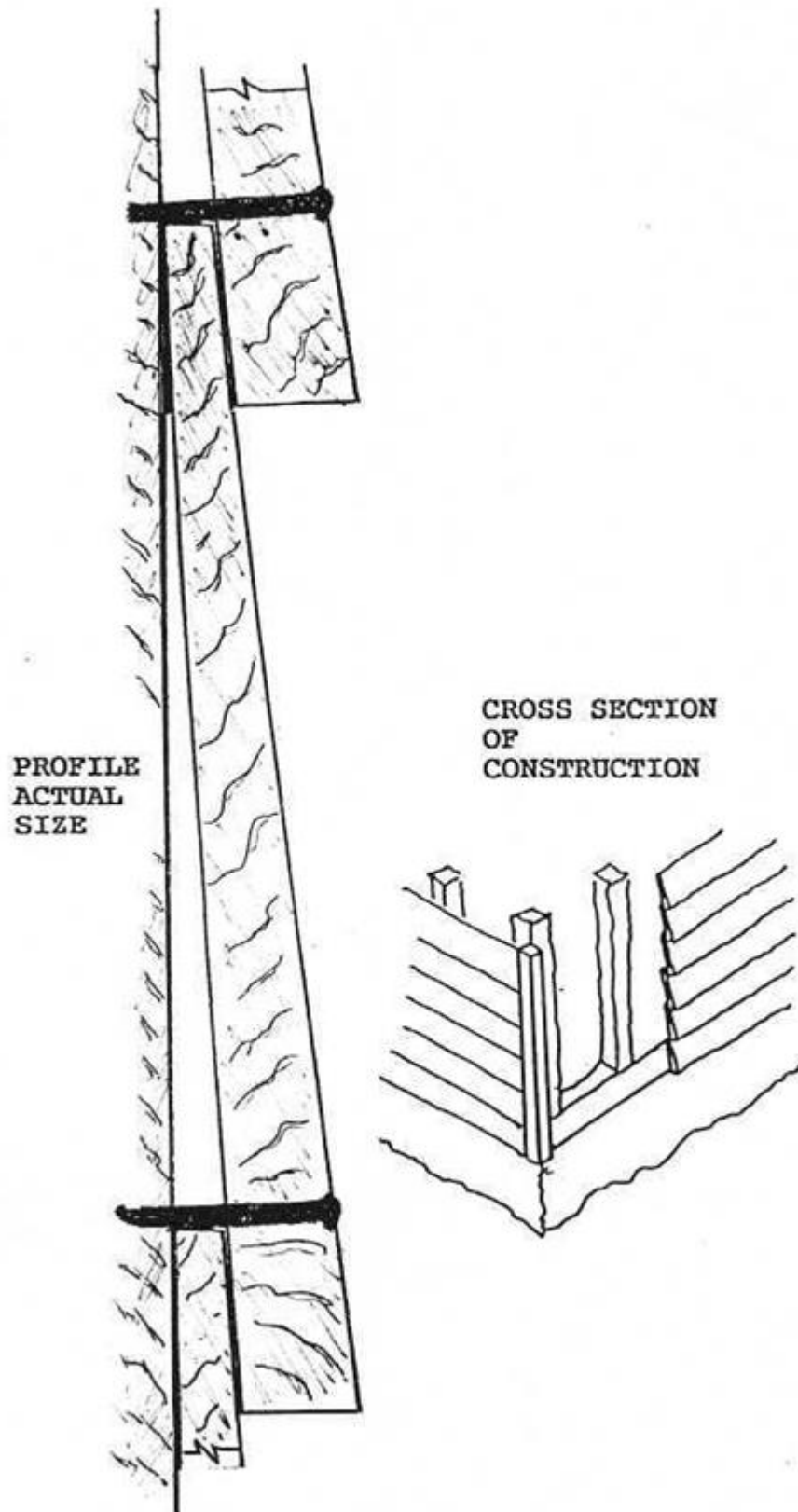


Figure 11: Weatherboarding

Part B: The Setting

- 3.59. One of the most disappointing and very obvious drawbacks of residential conversion is the damage done to the setting of the barn, usually by the new owners. Permitted Development Rights will be removed for such as garden sheds and fences. Unfortunately, manicured lawns, goldfish ponds, rockeries, gnomes and other suburban intrusions are down to the owner's taste.
- 3.60. This can be minimised by reducing the domestic curtilage to the minimum possible, locating both front door and garden area to the private side of the barn conversion. Storage for dustbins must be provided in outbuildings, not dustbin enclosures. Gas meters should also be screened, a variety of submerged meters for conservation settings exist. Care should also be taken with the siting of oil tanks, electricity and water meters.

Hedges, Shrubs and Trees

- 3.61. Hedges, shrubs and trees should all be of indigenous species; oak being the dominant tree species in the Weald. Hedges will generally be of hawthorn. Suburban hedge species such as cypress, beech or hornbeam are unacceptable as not traditional Surrey hedge species. Hanging baskets and flowerboxes look equally suburban.

Satellite Dishes and TV Aerials

- 3.62. Satellite dishes are unacceptable alien feature if situated on the barn. If required they should be located in the grounds at some distance from the property. TV aerials should be located internally if possible or shared with neighbours as they give the barn a domestic stamp.

External Lighting

- 3.63. Victorian and other lamp posts look absurd in a farmyard as there is no historic precedent for such an approach. Simple industrial style lighting at low level would be more appropriate.

Drive, Yards and Paths

- 3.64. The most appropriate materials for drives are Pea Shingle gravel or Hoggin, as they reflect the traditional appearance of a yard. Ironstone or Periwinkle Stone should be retained where these survive. Yorkstone flagstones or Staffordshire Blue clay pavers are other appropriate material. Tarmac, concrete and crazy paving should be avoided as these are modern, unnatural intrusions.

Walls, Fences and Gates

- 3.65. Walls should be kept to a minimum and should be simple in design. Copings were generally half round in the Victorian period as this was more robust, though saddleback coping is a more historic detail. The only fencing that is traditionally used are oak posts with Riven Rail, with 5 bar gates. Ranch style, close boarded and larch lap panel fencing looks very suburban and inappropriate.

Garaging and Parking

- 3.66. Car parking should be as inconspicuous as possible using garaging or cartsheds where practical. Garaging should follow the traditional form of farm buildings. Garage doors should be side hung vertically, not up-and-over. Existing buildings can often be utilised. See Figure 12 for illustrations of appropriate garaging.

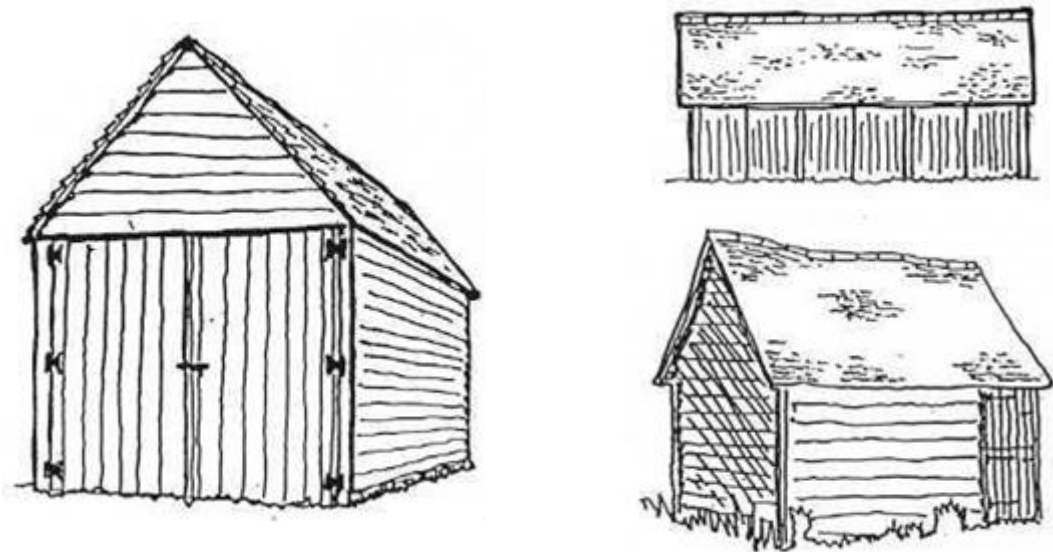


Figure 12: Appropriate designs for single and triple garages

Signage

- 3.67. Signs should be discreet, simple, robust, and hand painted using classical lettering such as Times Roman. Whimsical signs using pseudo-historical lettering should be avoided.

Demolish Eyesore Buildings

- 3.68. The Council considers that where possible eyesore buildings such as asbestos cement sheeted or 'Fletton' brick built sheds should be demolished to improve the setting of the barn. This is particularly feasible where a whole farmyard is redundant due to amalgamation.

Dismantling

- 3.69. It is important that barns are retained in their historic location as each barn illustrates the social and economic history of a particular area as well as having vernacular detailing peculiar to the locality. Barns may also be damaged in dismantling and will lose their listing protection by removal from their original site. The Council will therefore resist their relocation.

4. Other Buildings in the Farmyard

Overview

- 4.1. The principles of barn uses and conversion are also largely applicable to other historic farm buildings. The guidance also touches on the conversion of such farmyards and in some cases their redevelopment in the rural landscape.
- 4.2. Other historic buildings in the farmyard are generally more modest structures. It is rare that they date from before the 18th century. Open structures such as Waggon Sheds, open cartsheds, pigsties and Dutch Barns do not lend themselves to conversion as they are often open structures and enclosing them would destroy their essential character.
- 4.3. A number of cattlesheds, stables and other buildings are easy to convert, but are limited by their small size, and often limited to uses such as garages, outbuildings and garden sheds. In converting these buildings the design principles in this guidance will apply. Their narrow width means that if converting to residential use, they will often have a bedroom at each end with an open lounge dining room and kitchen in the middle. Where a cartshed or cattleshed is open on one side, featheredge cladding set behind the original posts can help retain the character of the farm building.

Conversion and Redevelopment of Farmyards

- 4.4. The conversion of farmyards is becoming increasingly common even where historic buildings do not occur. The above guidance should be applied to protect local distinctiveness and retain the agricultural character of the countryside.
- 4.5. Farms are important in the rural landscape, and contribute to the character and local distinctiveness in both rural and urban areas. They are also important as being heritage assets which contribute to the history of an area, often being the oldest buildings within a landholding or sector. The retentions of traditional farmyards would be expected, but where redevelopment of more

modern buildings is permitted in the countryside traditional farmyard forms may be appropriate replacements.

- 4.6. Where farmyards are being redeveloped in whole or in part, the use of architectural conventions and forms of traditional farm buildings is important in protecting the rural landscape and providing a sense of identity. In the borough, the traditional farmyard plan form is an irregular perpendicular quadrangle in the vicinity of the farm house, which is close to but separate to the farmyard.
- 4.7. Conversion or new buildings should follow the traditional agricultural form such as no rooflights, dormers or chimneystacks, black featheredge boarding and windows minimised. Gardens should be minimised to avoid suburban subdivision of the surround farm land and the use of associated farmland either reallocated to a large farm operation or perhaps paddocks associated with the conversion, with associated buildings designed at application stage, to avoid a later proliferation of buildings to serve the remaining land.
- 4.8. In landscapes such as Areas of Outstanding Natural Beauty, conversion may be avoided where it is likely to result in a replacement set of buildings further urbanising the countryside. The use of local native plants and trees species and forms will be expected. The retention of existing hedgerows will also be important and the use of green corridors or parkways principles on adjacent country lanes expected, so development is avoided in the vicinity of the lane and hedges retained and reinforced to maintain the rural character of such lanes.



Farmyard conversion with new units to rear in a traditional agricultural form (no rooflights, no dormers, no chimneystacks, black featheredge boarding, windows minimised).



Redevelopment of yard in countryside using a cohesive farmyard layout with building of agricultural form and minimised gardens to reduce impact on rural landscape.

5. Landscape and Biodiversity Enhancement

- 5.1. Barns and other farm buildings conversions provide opportunities to enhance the character and local distinctiveness of the surrounding natural and built environment. The Council has a Local Distinctiveness Design Guide SPG⁹ which should be used by developers and planners to consider how new developments might make a positive contribution to the character and functions of the landscape.
- 5.2. Council's Green Infrastructure strategy¹⁰ recognises that private gardens of the converted barns and farms provide important part of the borough's green infrastructure. When planning a barn or a farmyard conversion, a consideration should be also given to incorporating features which are beneficial to wildlife.
- 5.3. The National Planning Policy Framework (NPPF) (paragraph 8) states that one of the three overarching objectives of the planning system in order to achieve sustainable development is to contribute to protecting natural, built and historic environment, including among others, helping to improve biodiversity. It also states (paragraph 170) that planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity. Decisions should encourage developments that would enable new habitat creation or improve public access to the countryside (paragraph 118).
- 5.4. NPPF (paragraph 174) suggests the way to protect and enhance biodiversity is to promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity. It also states (paragraph 175) that opportunities to

⁹ Available at http://www.reigate-banstead.gov.uk/info/20085/planning_applications/28/supplementary_planning_documents_and_guidance/7

¹⁰ Available at http://www.reigate-banstead.gov.uk/downloads/file/3600/green_infrastructure_strategy_and_action_plan

incorporate biodiversity improvements in and around developments should be encouraged.

- 5.5. The Wildlife and Countryside Act 1981¹¹ is the principal law protecting wildlife, habitats and species such as owls, eagles and bats, which may be located in barns and farm buildings. It is supported by the Conservation of Habitats and Species Regulations 2010¹².
- 5.6. Before commencing a barn or farm conversion, 'Standing Advice for Protected Species'¹³ published by Natural England should be consulted. This guidance is produced to help planning authorities determine how development might affect protected species. An ecological survey should be considered to establish the presence of any protected species such as bats, dormice, reptiles, predatory birds and any wild birds that are nesting. All necessary licences should be obtained from Natural England before any project is started, which may require measures to prevent disturbance of the species or its habitat, particularly during nesting and breeding seasons.
- 5.7. Biodiversity can be further enhanced through the provision of other wildlife habitats such as the provision of bird boxes, bat boxes and providing safe routes for hedgehogs between different areas of the development.

¹¹ Available at <http://www.legislation.gov.uk/ukpga/1981/69>

¹² Available at <http://www.legislation.gov.uk/uksi/2010/490>

¹³ Available at <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

Appendix 1: Local Plan Policies

Core Strategy

Policy CS4: 'Valued townscapes and the historic environment'

Policy CS4 : Valued townscapes and the historic environment

1. Development will be designed sensitively to respect, conserve, and enhance the historic environment, including heritage assets and their settings. Development proposals that would provide sensitive restoration and re-use for heritage assets at risk will be particularly encouraged.
2. Development will respect, maintain and protect the character of the valued townscapes in the borough, showing consideration for any detailed design guidance that has been produced by the Council for specific built-up areas of the borough. Proposals will:
 - a. Reflect high standards of sustainable construction in line with policy CS11
 - b. Be of a high quality design which takes direction from the existing character of the area and reflects local distinctiveness
 - c. Be laid out and designed to make the best use of the site and its physical characteristics, whilst minimising the impact on surrounding properties and the environment
 - d. Protect and where appropriate enhance existing areas of biodiversity value and the links between them.

Policy CS10: 'Sustainable development'

Policy CS10 : Sustainable development

Development will:

1. Make efficient use of land, giving priority to previously developed land and buildings within the built-up areas.
 2. Be at an appropriate density, taking account of and respecting the character of the local area and levels of accessibility and services.
 3. Contribute to the creation of neighbourhoods which are supported by effective services, infrastructure and transport options and which are designed to be safe, secure and socially inclusive.
 4. Protect and enhance the green fabric, and respect and contribute to the borough's green infrastructure network.
 5. Respect the ecological and cultural heritage of the borough including the historic environment.
 6. Minimise the need to travel, whilst increasing opportunities to walk, cycle or use public transport, including as part of the green infrastructure network.
 7. Minimise the use of natural resources and contribute to a reduction in carbon emissions by re-using existing resources, maximising energy efficiency, minimising water use, and reducing the production of waste, including through sustainable construction methods. Encourage renewable energy/fuel production whilst ensuring that adverse impacts are addressed, including on landscape, wildlife, heritage assets and amenity.
 8. Be designed to minimise pollution, including air, noise and light, and to safeguard water quality.
 9. Be designed reflecting the need to adapt to the impacts of climate change (for example higher temperatures, increased flooding, increased pressure on water resources, impacts on ecology and built heritage and impacts on ground conditions).
 10. Be located to minimise flood risk, through the application of the Sequential Test and where necessary the Exception Test, taking account of all sources of flooding including fluvial, surface water, sewer and pluvial flooding, and reservoir failure, and manage flood risk through the use of SuDS and flood resistant/resilient design features, and where necessary provide floodplain compensation.
- The criteria within this policy, along with policy CS6, will guide the allocation of sites through the DMP.

Development Management Plan (DMP)

Policy DES1: 'Design of new development'

Policy DES1: Design of new development

All new development will be expected to be of a high quality design that makes a positive contribution to the character and appearance of its surroundings. Planning permission will be granted for new development where it meets the following criteria:

1. Promotes and reinforces local distinctiveness and respects the character of the surrounding area, including positive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene.
2. Uses high quality materials, landscaping and building detailing.
3. Has due regard to the layout, density, plot sizes, building siting, scale, massing, height, and roofscapes of the surrounding area, the relationship to neighbouring buildings, and important views into and out of the site.
4. Provides street furniture/trees and public art where it would enhance the public realm and/or reinforce a sense of place.
5. Provides an appropriate environment for future occupants whilst not adversely impacting upon the amenity of occupants of existing nearby buildings, including by way of overbearing, obtrusiveness, overshadowing, overlooking and loss of privacy.
6. Creates a safe environment, incorporating measures to reduce opportunities for crime and maximising opportunities for natural surveillance of public places. Developments should incorporate measures and principles recommended by Secured by Design.
7. Provides for accessible and sensitively designed and located waste and recycling bin storage in accordance with the Council's guidance document 'Making Space for Waste'.
8. Incorporates appropriate landscaping to mitigate the impact, and complement the design, of new development. Schemes should:
 - a. protect and enhance natural features by:
 - i. incorporating existing landscaping into scheme design where feasible.
 - i. integrating new landscaping, both hard and soft, and boundary treatments which use appropriate local materials and/or species.
 - b. Provide details about how future maintenance of existing and new landscape works will be managed. Where necessary, conditions will be used to secure the delivery of landscaping schemes, protection of natural features during the course of development and requirements for replacement planting.
9. Achieves, where applicable, an appropriate transition from the urban to the rural.
10. Makes adequate provision for access, servicing, circulation and turning space, and parking, taking account of the impact on local character and residential amenity, including the visual impact of parked vehicles (see also TAP1).
11. Is accessible and inclusive for all users, including for people with disabilities or mobility constraints (See also DES7).
12. Respects aerodrome safeguarding requirements.

NHE9: 'Heritage assets'

Policy NHE9: Heritage assets

1. Development will be required to protect, preserve, and wherever possible enhance, the Borough's designated and non-designated heritage assets and historic environment including special features, area character or settings of statutory and locally listed buildings.
2. All planning applications that directly or indirectly affect designated or non-designated heritage assets must be supported by a clear understanding of the significance, character and setting of the heritage asset, and demonstrate:
 - a. how this understanding has informed the proposed development
 - b. how the proposal would affect the asset's significance; and
 - c. any necessary justification proportionate to the importance of the heritage asset and the potential effect of the proposal.
3. In considering planning applications that directly or indirectly affect designated heritage assets, the Council will give great weight to the conservation of the asset, irrespective of the level of harm. Any proposal which would result in harm to or total loss of a designated heritage asset or its setting will not be supported unless a clear and convincing justification is provided. In this regard:
 - a. Substantial harm to, or loss of, Grade II assets will be treated as exceptional and substantial harm to, or loss of, Grade I and II* assets and scheduled monuments will be treated as wholly exceptional.
 - b. Where substantial harm to, or loss of designated heritage assets would occur as a result of a development proposal, planning permission will be refused unless there are substantial public benefits which would outweigh the harm or loss; or
 - i. it can be robustly proven that there are no other reasonable and viable uses for the asset in the short or medium term nor any other realistic prospect of conservation; and
 - ii. the harm or loss would be outweighed by the benefits of redevelopment.
 - c. Where less than substantial harm to a designated heritage asset would occur as a result of a development proposed, the harm will be weighed against the public benefits of the proposal.
4. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments will be subjected to the tests in (3) above.
5. In considering proposals that directly or indirectly affect other non-designated heritage assets, the Council will give weight to the conservation of the asset and will take a balanced judgement having regard to the extent of harm or loss and the significance of the asset.
6. All development proposals must be sympathetic to a heritage asset and/or its setting by ensuring the use of appropriate high quality materials, design and detailing (form, scale, layout and massing).
7. Development that would help secure the long term viable use and sustainable future for heritage assets, especially those identified as being at risk of loss and decay, in a manner consistent with its conservation will be supported. Any associated or enabling development should have an acceptable relationship to the heritage asset, and character of the surrounding area.
8. Proposals which retain, or if possible, enhance the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features in a manner consistent with its conservation, will be supported.
9. Proposals affecting a Conservation Area must preserve, and where possible, enhance the

NHE6: 'Reuse and adaptation of buildings in the Green Belt and in the rural surrounds of Horley'

Policy NHE6: Reuse and adaptation of buildings in the Green Belt and in the rural surrounds of Horley

2. Where conversion to residential use is proposed, planning permission will only be granted where:
 - a. the building is physically unsuitable for a commercial or industrial use, or other use which would support the rural economy, or is otherwise unsuitable due to its location, accessibility or highway safety; or
 - b. it can be demonstrated that reasonable attempts have been made for a minimum 6 month period, without success, to let or sell the premises for a use which would support the rural economy or that such a conversion would be financially unviable (See Annex 3 for marketing requirements).
not be materially more harmful to the openness of the Green Belt
 - d. the proposal would enhance the rural character of the immediate setting; and
 - e. the proposal would enhance or maintain the visual or physical distinction between urban areas and rural surrounds.

EMP4: 'Safeguarding employment land and premises'

Policy EMP4: Safeguarding employment land and premises

Development of existing employment land and premises must comply with the following criteria:

1. The loss of employment land and premises will only be permitted if:
 - a. it can be clearly demonstrated that there is no reasonable prospect of (or demand for) the retention or redevelopment of the site for employment use (see Annex 3 for information on what will be required to demonstrate this); or
 - b. the loss of employment floorspace is necessary to enable a demonstrable improvement in the quality and suitability of employment accommodation; or
 - c. the proposal would provide a public benefit which would outweigh the loss of the employment floorspace.
2. Where loss is justified under (1) above, proposals for non-employment uses will only be permitted if they would not adversely affect the efficient operation or economic function of other employment uses or businesses in the locality.