

DESIGN AND ACCESS STATEMENT



Extension and Alterations

to

Minstrels Barn, Church Lane, Barnham



Figure 1: View from Church Lane

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Prepared by:

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1.0 INTRODUCTION

Helyer Davies Architects have been appointed by a private client to extend Minstrels Barn located on Church Lane in Barnham.

This document outlines the proposed works to include:

- Proposed new sun room to rear elevation.
- New dormer windows.
- Replacement timber framed windows.

The following documents form this planning submission:

(Drawings)

13062_100 – Existing

13062_101 – Proposed

13062_102 – Block and Location Plans

13062_Design and Access Statement

13062_Heritage Statement

1.1 PLANNING HISTORY

Ref: BN/31/13/

Description: Raising height of lower roof to increase first floor accommodation & a single storey extension to courtyard area. This application affects the character and appearance of Barnham Conservation Area

Date: 16-12-13

Decision: Approved

Ref: BN/22/15/NMA

Description: Non material amendment following the grant of BN/31/13/ for removal of existing door in new kitchen & replace with a window & new folding door to span width of proposed kitchen.

Date: 15-09-15

Decision: Approved

Planning approval has been obtained in 2013/2015 for significant alterations to Minstrels Barn to include a sun room link extension and to raise the roof adjacent to Church Lane. This application has been implemented by the works carried out to relocate the kitchen and changes to fenestration, however our clients wish to alter the proposals before further works commence. These changes include:

- Retaining the sun room extension, but reducing the pitch of the roof so that it sits below the eaves of the existing barn and is therefore more sympathetic.
- To not raise the existing ridge line of roof adjacent to Church Lane, but retain the proposed dormer windows.
- Replace the majority of windows with new timber framed units.

These changes would appear to be more sympathetic to both the building and Conversation Area. Further details are described below and in the accompanying Heritage Statement.

2.0 SITE LOCATION

The site is located on Church Lane in Barnham.

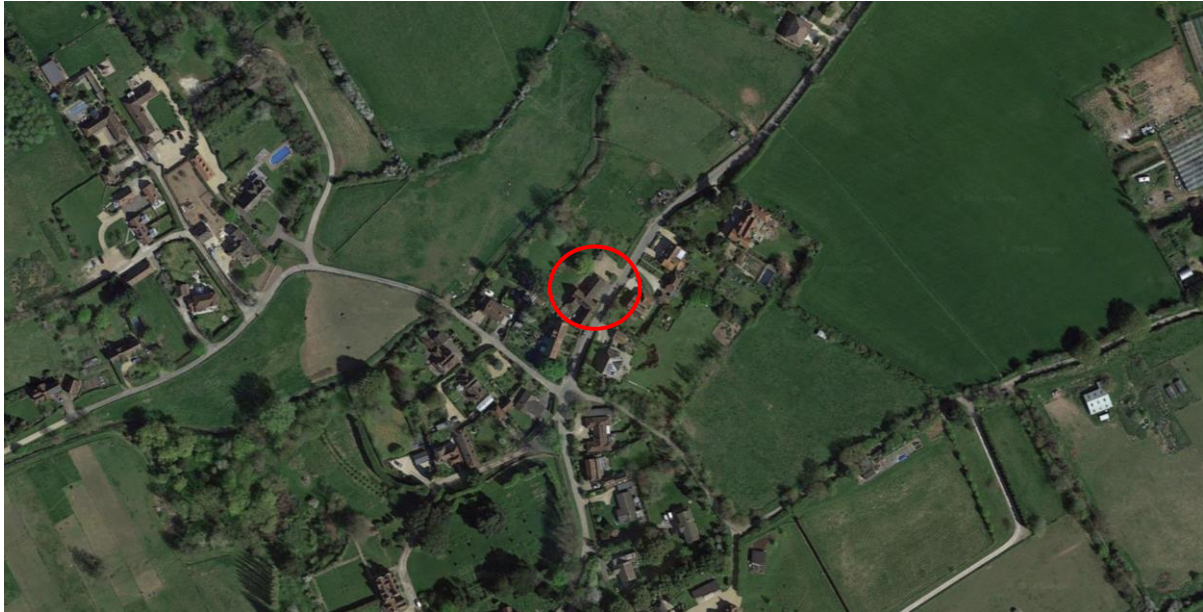


Figure 2: Aerial Map (from Google Maps)

2.2 Surrounding Area

The dwelling is also located within the Church Lane, Barnham Conservation area.

Arun District Council's describes the Character and Appearance of the conservation area as:

"Surrounded by agricultural land, the Conservation Area has a distinctive rural character with buildings of various styles, ages and materials; principally brick, flint, plain clay tiles and natural slate.

An informal pattern of development enhances the rural character, together with mature planning, flint boundary walling and grass verges."



Figure 3: View of front entrance

3.0 DESIGN

3.1 LAYOUT

All external access to the site and buildings will remain as existing. Internally the ground floor extension will be used to rationalise the circulation [as previously approved in applications BN/31/13/ & BN/22/15/NMA].

Under application BN/31/13/ & BN/22/15/NMA, the kitchen has been implemented including the changes to fenestration.

3.2 SCALE

The central courtyard extension is created by pitching a roof from the main body of the barn. The roof is to be set below the existing eaves of the main barn which is seen to be more sympathetic to the existing dwelling.

The proposed first floor extension approved in applications BN/31/13/ & BN/22/15/NMA is to be removed from the scheme.

The proposed dormer windows were approved in applications BN/31/13/ & BN/22/15/NMA and are appropriate in scale.

3.3 APPEARANCE

The building will be finished in flint, clay tiles and timber to match existing. [No significant alterations are proposed from the previously approved applications BN/31/13/ & BN/22/15/NMA].

The proposed replacement windows and front door are to be timber framed.

3.4 AMOUNT

The proposed sun room results in an increase in internal gross floor area of 15.8m². There is no increase at first floor level.

3.5 LANDSCAPING

The landscaping and boundaries are all being retained as existing.

4.0 ACCESS

To remain as existing.