



Alterations to Calceto Barn including a new front Porch; flint Garage and Windows

**Calceto Barn
Calceto Lane,
Lyminster,
West Sussex
BN17 7QL**

Design & Access Statement

6th September 2018

Introduction and Context

Calceto Barn is located amongst a group of rural buildings which lie just to the South of the A27. It is accessed via a turning to the East of the Lyminster Road along Calceto Lane. It comprises a three storey converted agricultural building with lawns to the South and open farmland to the North. To the West is Calceto Farm House which is a Grade 2 Listed building. The site lies outside of the Built Up Area Boundary.

The Proposal

The current owners who have recently purchased the property seek to apply for consent to construct a single garage which would be accessed via the front forecourt; to remodel the front porch; insert Bi-Fold doors within the existing Sitting Room window opening and to install a sun tunnel on the North facing roof pitch to provide natural light to the en-suite shower room.. In addition they also wish to regularise certain items of work which were undertaken in 2011. These include the installation of a solar panel on the South facing roof pitch and the construction of a timber boarded garden shed.

Amount

The Gross internal floor area of the proposed single garage measures 22.75sqm. The porch is open and therefore does not enclose any space. The shed measures 2.3sqm.

Scale

The proposal is for a modestly proportioned hipped roofed garage which is located in a linear manner on the boundary line of the property. It relates to the lane in the same way as the neighbouring garage.

Victoria Holland BA Hons Dip Arch RIBA · Victoria Holland Architecture
71 Peppering High Barn · Burpham · Arundel · West Sussex · BN18 9RN

Registered in England & Wales Number: 09947248. Registered office: Amelia House, Worthing, BN11 1QR

Appearance

The original barn comprises coursed flintwork with brick quoins and arches above the ground floor windows. Sections of the walling is also rendered and clad in weatherboarding. The gabled roof is tiled. The garage is therefore designed in materials to match the barn-again with coursed flintwork; brick quoins and a brickwork plinth. A high level window with painted timber frames provides the garage with natural light. The hipped roof is clad in tiles to match the main roof. The automated garage doors are timber boarded.

The porch has been designed to create a more effective sheltering structure than the original porch. The porch roof is hipped and clad in tiles with bonnet hips. The roof is supported with natural oak posts seated on a low plinth wall.

On the South elevation the new timber Bi-fold doors will be installed to match the profile and style of the windows elsewhere on the house.

Landscaping

The existing boundary hedge is to be trimmed back to allow for the siting of the garage. The utilitarian concrete hardstanding in front of the barn is to be replaced with light coloured gravel chippings-which will greatly improve the appearance of the frontage to the property.

Access

Access to the front of the property will be unchanged although access to the garden will be improved through the introduction of the Bi-fold doors to the South elevation.

Conclusion

The proposal has been developed to blend sympathetically within the rural setting of Calceto Lane. The garage and porch has been designed to respect the building's original design ethos and to respect the setting of the neighbouring Listed Building.

Victoria Holland RIBA
6th September 2018

Victoria Holland BA Hons Dip Arch RIBA · Victoria Holland Architecture
71 Peppering High Barn · Burpham · Arundel · West Sussex · BN18 9RN

Registered in England & Wales Number: 09947248. Registered office: Amelia House, Worthing, BN11 1QR