
Sussex Building Consultancy Limited

Design and Access Statement for Wellow Barn, Hoe Lane, Flansham, Bognor Regis, PO22 8NT.

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1.0 Introduction

- 1.1 This Design and Access Statement is produced in support the Listed Building application for the proposed works to Wellow Barn which is one of two residential units formed by conversion of a barn attached to the land of Old Barn House, Hoe Lane, Flansham - a Grade II Listed Building to provide a new detached carport in the grounds of the property.
- 1.2 This proposal is to provide much needed natural light for the two rooms that the roof lights serve, the study on the ground floor and the gallery area on the first floor.

2.0 Existing Site.

- 2.1 The current dwelling is one of two units originally converted from the existing Grade II Listed barn in 2010/11. The existing residential building is two storey with flint and face brick walls and a pitched roof with natural slate tiles.
- 2.2 The building sits on an irregular shaped semi-detached plot on Hoe Lane in the hamlet of Flansham.

3.0 Proposal.

- 3.1 The proposal is to use the 'Velux Conservation' style roof lights to improve internal natural light levels.

4.0 Appearance.

- 4.1 The proposed conservation style of the roof lights complements the existing barn picking up on the existing style of the roof lights in the existing barn.
- 4.2 The new roof lights on the side elevation are partially seen from the street.

5.0 Access.

- 5.1 Access arrangements remain unchanged by this proposal with existing vehicular access and gate to the side of the property maintained.

6.0 Conclusion.

- 6.1 The proposed works are minor in nature and scale and are not considered out of keeping with the style, history and setting of the Listed Building, nor do the works impact on the street scene.
- 6.2 It is felt that the proposed addition sits comfortably within the streetscene and those surrounding whilst adding a needed natural light internally for the current owner.
- 6.3 In the event that the application is taken to planning committee it is requested that the members are made aware of the contents of this report.