

Heritage and Design & Access Statement

to support New timber deck terrace at

**Tryne Barn, Hobbs Court
Bilsham Road, Yapton, B18 0JY**

The following statement is prepared in accordance with the CABE format. It is to be read in conjunction with the Planning Application.

Use:

Tryne Barn is a residential property forming part of a recent redevelopment and conversion of former farm buildings at Hobbs Farm.

The development now known as Hobbs Court, forms part of an inward courtyard arrangement of traditional rural style buildings, each converted into self-contained residences.

The property is Grade II listed reference SU90SE 15/363. The UPRN is 10091566170.

The recent planning history consists:

*Conversion of existing redundant farm buildings into cottages
Ref. No: Y/5/89 | Status: Application Refused : Appealed : Dismissed*

*LBC Conversion of existing redundant farm buildings into cottages
Ref. No: Y/6/89L | Status: Application Refused : Appealed : Dismissed*

*Conversion of existing redundant farm buildings into cottages
Ref. No: Y/3/89 | Status: Application Approved Conditionally*

*LBC Conversion of existing redundant farm buildings into cottages
Ref. No: Y/4/89L | Status: Application Approved Conditionally*

*Conversion of 2 no dwellings (Y/3/89) into 1 no 3 bed unit
Ref. No: Y/60/90 | Status: Application Approved Conditionally*

*Revisions to previous approvals Y/3/89, Y/4/89L and Y60/90.
Ref. No: Y/59/13 | Status: Application Withdrawn*

*LBC for Revisions to previous approvals Y/3/89, Y/4/89L and Y60/90.
Ref. No: Y/60/13L | Status: Application Withdrawn*

*LBC for Conversion of outbuilding to single dwelling
Ref. No: Y/89/13L | Status: Application Withdrawn*

*Amendments to previous approvals Y/3/89 and Y/60/90.
Ref. No: Y/106/13L | Status: Application Approved Conditionally*

*LBC for Amendments to previous approvals Y/4/89L.
Ref. No: Y/106/13L | Status: Application Approved Conditionally*

The Design & Access Statement has been prepared for the statutory requirements under Listed Building Consent.

Amount:

The floor area remains unchanged in the proposals. No new space is created.

Layout:

The layout remains unchanged in the proposals. The new deck occupies part of the space previously allocated for the private amenity of Tryne Barn.

Scale:

The scale of the property remains unchanged in the proposals.

Landscaping:

The external areas of the property are landscaped in stone paving or laid to lawn with planted edges and raised planters constructed in timber sleepers.

The stone paving extends forward to the property (into the courtyard) to create an open terrace area for the private amenity of Tryne Barn.

The proposal is to construct a timber deck terrace 200mm high, approx 6.5 x 4.5m with curved planters delineating the edge to the courtyard parking area. The decking is bounded on two sides in a 1.22m high trellis with gate access to the parking bays.

Appearance:

Tryne Barn is constructed from brick and flint external walls with timber doors and windows and a slate roof with grey metal faced rooflights.

The external appearance of the barn remains unchanged in the proposal.

Access:

The site is approached through a single shared access drive off Bilsham Road leading to a communal drive (stone chippings) with allocated parking to each property within the development. Parking bays and gardens are delineated with timber sleepers and planters.

The access remains unchanged in the proposals.