
Sussex Building Consultancy Limited

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

Date : 08 June 2018

Ref : SBS/WB/HL/01

Revision : A

CONTENTS

- 1.0 Introduction
- 2.0 Existing Site
- 3.0 Proposal
- 4.0 Appearance
- 5.0 Access
- 6.0 Conclusion

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 some cover for the applicant's vehicle as well as an area to store logs to suit the owner's needs.
- 1.3 The size, position and height is the same as previously approved in 2017.

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 for the carport is to provide a building sympathetic in style with an agricultural feel oak framed structure with side facing walls with a mixture of flint coursing and stained cedar weatherboarding cladding above and a pitched roof with natural slate covering.

4.0 Appearance.

- 4.1 The proposed agricultural style of the carport complements the existing barn picking up on the flint work and stained cedar weatherboarding on the rear portion of the existing barn.
- 4.2 The new carport is only partially seen from the street and is also partially screened from the adjacent property to the side (Yew Tree Cottage) and to the rear (Old Barn House) by the existing 2,050 mm high flint wall.

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 site and those surrounding whilst adding a needed vehicle storage 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.