
Sussex Building Consultancy Limited



Heritage Statement for Wellow Barn, Hoe Lane, Flansham, Bognor Regis.

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Picture – The rear portion of the current garden where it is proposed to site the carport.

1.0 Introduction

- 1.1 This Heritage 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.

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 Planning History

- 3.1 The post 1987 planning history up until 2016 is shown below, however, the original barn was developed into two units under file references Y/54/10 and Y/55/10/L which were approved in 2010.

Reference	Location	Proposal	Status
<u>Y/57/11/NMA</u>	Old Barn House Hoe Lane Flansham PO22 8NT	Application for a non-material amendment following a grant of planning permission Y/54/10/ for a revision to the side facing fenestration & enlargement of the small rear door to the converted garage part with small lead flat roof dormer above	Refused
<u>Y/54/10/</u>	Old Barn House Hoe Lane Flansham PO22 8NT	Internal alterations and subdivision of existing barn to convert from D1 use to two self contained residential units.	ApproveConditionally

<u>Y/55/10/L</u>	Old Barn House Hoe Lane Flansham PO22 8NT	Application for Listed Building Consent for internal alteration and subdivision of existing barn to convert from D1 use to two self contained residential units.	ApproveConditionally
<u>Y/81/02/</u>	Old Barn House Hoe Lane Bognor Regis	Garden store	ApproveConditionally
<u>Y/52/99/</u>	The Barn Old Barn House Hoe Lane	Change of use of existing barn to class B1 use (manufacture of curtains & soft furnishings)	ApproveConditionally
<u>Y/53/99/L</u>	The Barn Old Barn House Hoe Lane	Application for Listed Building Consent for change of use of existing barn to Class B1 Use (manufacture of curtains and soft furnishings)	ApproveConditionally

- 3.2 In 2017 the side of the barn in question had planning and Listed Building Consent approved for a car port in the rear garden on the same footprint as the position of this proposal. See below.

Reference	Location	Proposal	Status
<u>Y/56/17/HH</u>	Wellow Barn Old Barn House Hoe Lane PO22 8NT	Detached carport. This application may affect the setting of listed buildings.	ApproveConditionally
<u>Y/57/17/L</u>	Wellow Barn Old Barn House Hoe Lane Flansham PO22 8NT	Application for Listed Building Consent for a Detached carport	ApproveConditionally

4.0 Design Proposal.

- 4.1 The proposal for the carport is to provide a building sympathetic in style with an agricultural feel oak framed structure with side facing wall infilled with flintwork coursing with stained cedar weatherboarding cladding above.
- 4.2 The front, back and side elevation facing the boundary wall elevations of the carport are mostly left open partly exposing the structural oak frame.
- 4.3 The pitched roof will be covered with natural slates with clay hip and ridge tiles matching the existing roof to the main barn.
- 4.4 No floor structure is proposed with the existing paving reused and to run continuous with the driveway.
- 4.5 Part of the development will involve the removal of the access gate between Old Barn House and Wellow Barn and infilled with flint walling to match with existing.

5.0 Appearance.

- 5.1 The proposed agricultural style of the carport complements the existing barn picking up on the stained cedar weatherboarding on the rear portion of the existing barn and the slate covered roof.
- 5.2 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.



Picture – Part of the rear elevation of Wellow Barn with flintwork/stained cedar weatherboarding.

6.0 Access.

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

7.0 Conclusion.

- 7.1 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.
- 7.2 The proposal is in effect only a small amendment to the design already approved last year and is exactly the same size and height.
- 7.3 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.
- 7.4 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.