Haymakers is a semi-detached Grade II listed barn conversion, with a more modern timber and glass rear extension. This rear extension is now approaching the end of its life.

The current extension is built off a solid brick wall that extends 3.5m from the rear elevation of the original house, although the extension itself is only 3.3m deep.

A new extension has been designed that will extend up to this maximum 3.5m depth, but will increase in width to become a more usable space.

There will be a glass link between the extension and the existing barn, and the roof will be finished with a lead roof, and lead rolls.

There will be 3 opening timber bifold doors to the side of the extension.

The rear of the extension will have a brick / flint element at the base, to tie in with the brick walls / raised beds in the garden, and 4 opening windows above this.

There will be a glazed link between the property and the extension, plus a larger set back square roof light that will help to bounce light into the existing kitchen.

There are two unsightly vents on the rear wall. Both of these will be removed and the flint work repaired. One of these flues is for the boiler, and this will now be vented at roof level.

Finally, an internal stud work wall which currently houses a serving hatch, will be further opened up - but this will not affect any historic fabric.

NOTES:

Existing windows to stay their original colour, extension windows and doors to be mid to light grey.
Flint work covered by the extension will be left as exposed flint work, to make a nice internal feature.
New external flint work on the extension to be hand crafted, and not "ready made" panels.
Boiler flue at roof level to be black metal.

DESIGN & ACCESS STATEMENT

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

ARCHITECTURE BY JAKE MCLEWEE BSC (HONS): ARCHITECTURAL TECHNOLOGY

REFERENCE / DATE

A 480-1_1

15/05/2025

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BARN TO NORTH EAST OF OLD SHOREHAM FARMHOUSE - List Entry Number: 1193151. Grade II Listed.

TQ 20 NW 3/45a

SH0REHAM-BY-SEA THE STREET, OLD SHOREHAM (east side) Barn to N.E. of Old Shoreham Farmhouse

GV II

Late C18 to early C19 barn. Flint walls with red brick quoins and ventilator dressings; plain tile roof. Five bays with central full-height waggon entry in each long elevation; two tiers in two bays of red brick ventilator slits each side of waggon entry. Ventilator slits also in end gable. Interior with diagonal butt purlin roof.

Listing NGR: TQ2093005997

The barn itself has previously been converted into two semi-detached homes; “The Barn”, and “Haymakers”.

The main works proposed in this application apply to a modern rear extension, built with traditional materials and finished with a lead roof.

The newly proposed works have been sympathetically designed, and will still feature traditional materials such as timber windows, and a lead roof.

HISTORICAL STATEMENT

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

ARCHITECTURE BY JAKE MCLEWEE BSC (HONS): ARCHITECTURAL TECHNOLOGY

REFERENCE / DATE

A 480-2_I

15/05/2025

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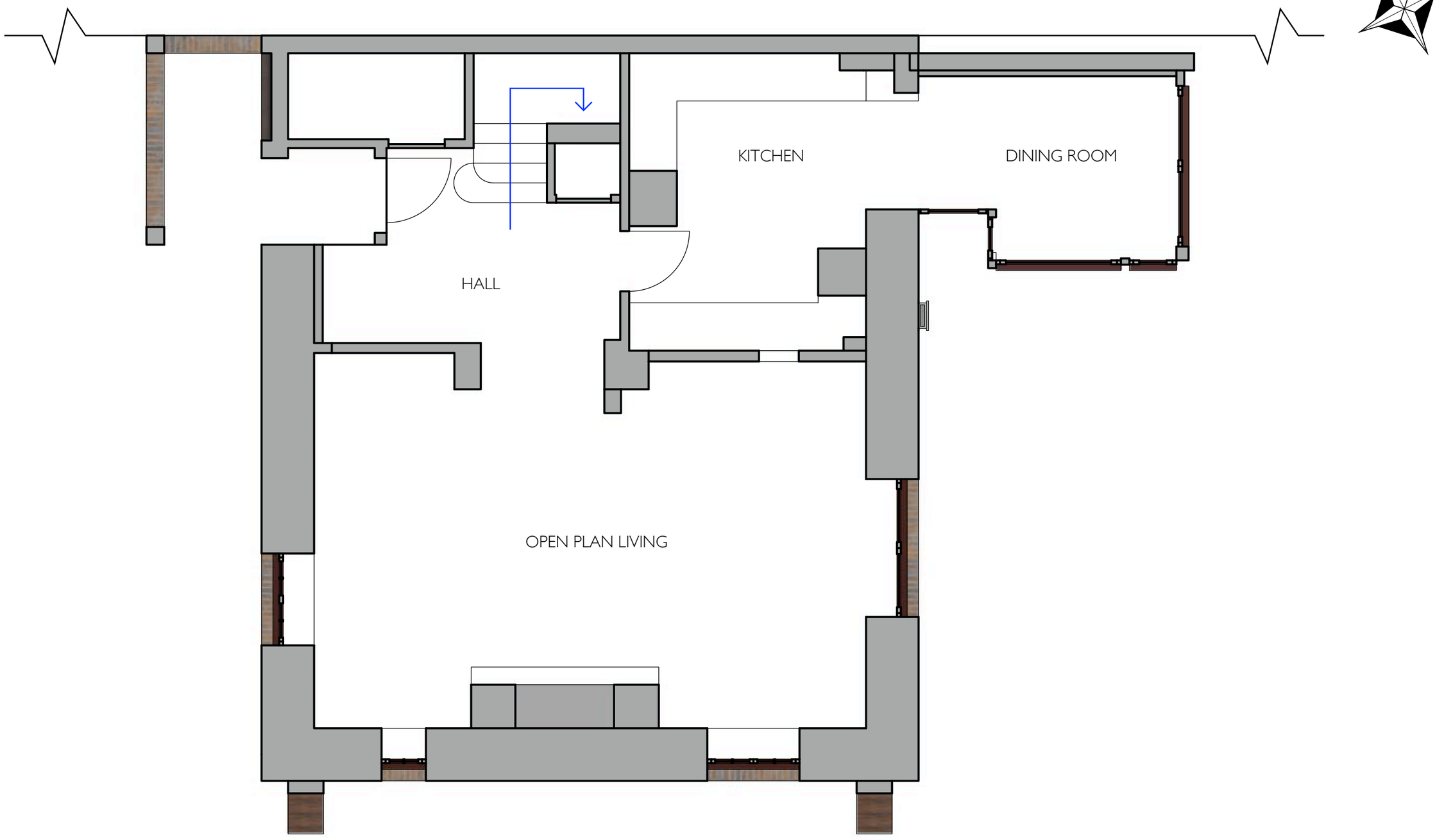

1M 2M 3M 4M 5M

Scale 1:50 @ A3

EXISTING GF PLAN

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

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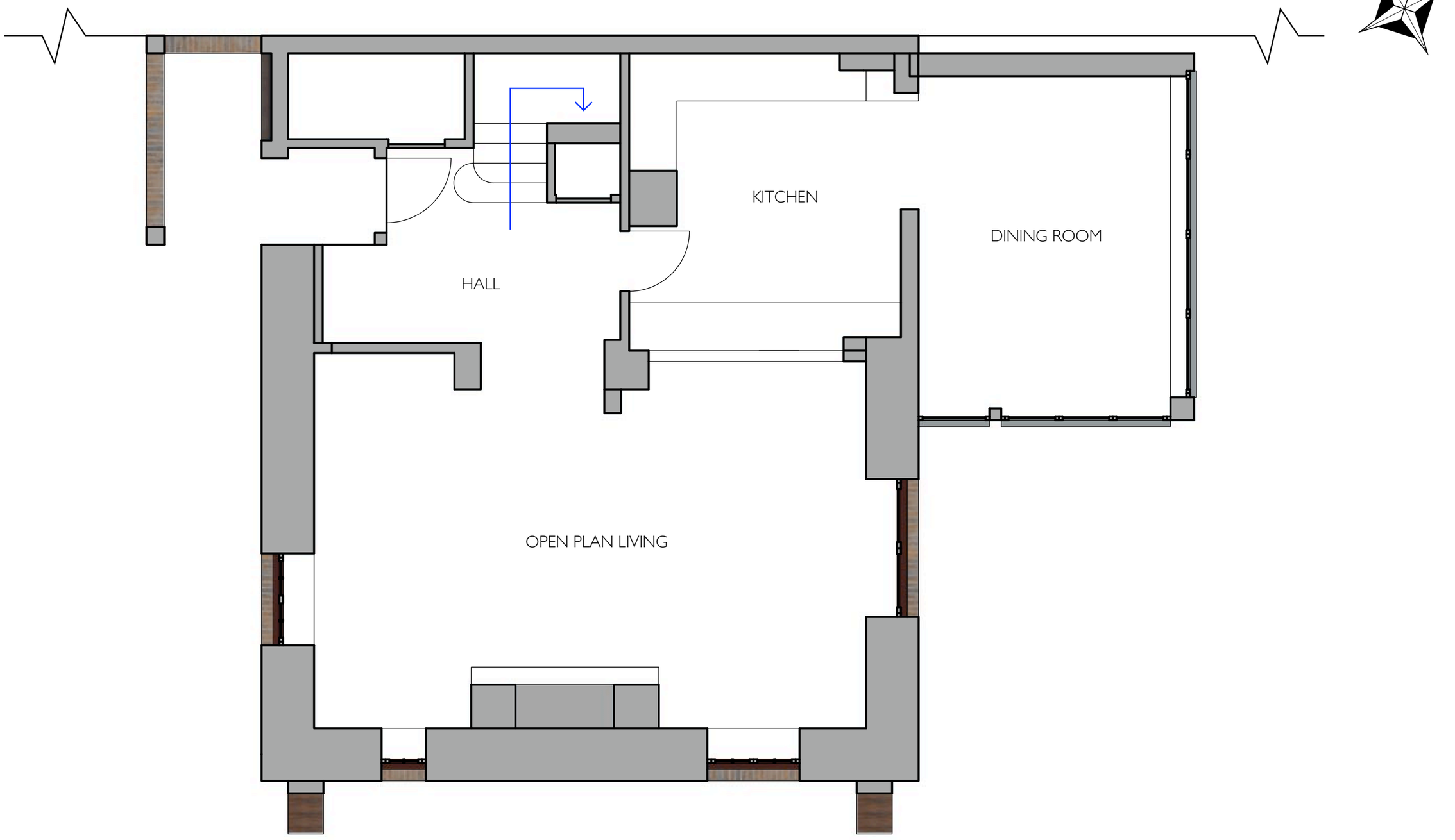

2M
4M
1M
3M
5M
Scale 1:50 @ A3

PROPOSED GF PLAN

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

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REFERENCE / DATE

A 480-4_1

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2M
4M
1M
3M
5M
Scale 1:50 @ A3

EXISTING ROOF PLAN

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

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REFERENCE / DATE

A 480-5_I

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2M
4M
1M
3M
5M
Scale 1:50 @ A3

PROPOSED ROOF PLAN

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

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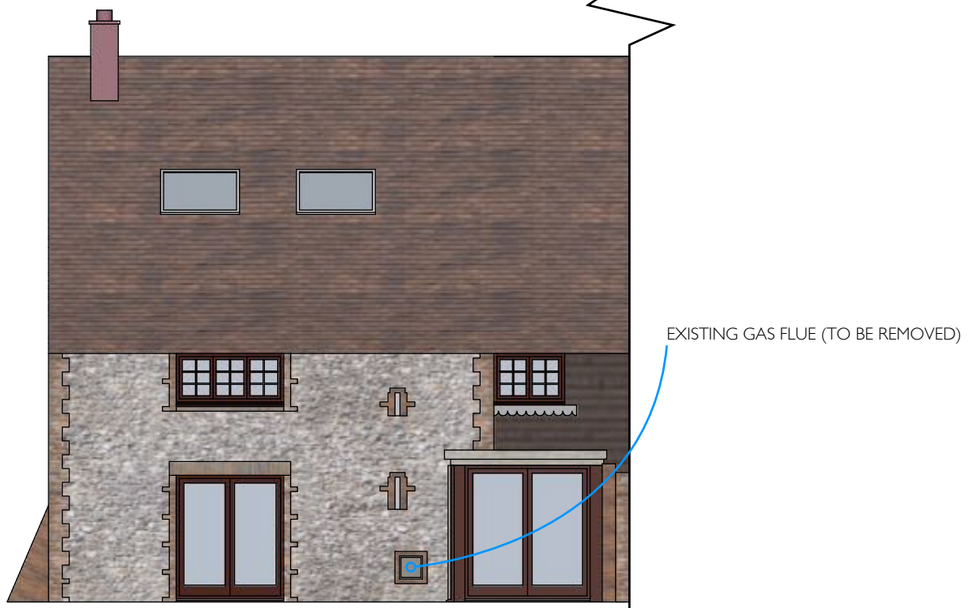
NORTH WESTERN ELEVATION



NORTH EASTERN ELEVATION



SOUTH WESTERN ELEVATION



SOUTH EASTERN ELEVATION

1M 2M 3M 4M 5M

Scale 1:100 @ A3

EXISTING ELEVATIONS

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

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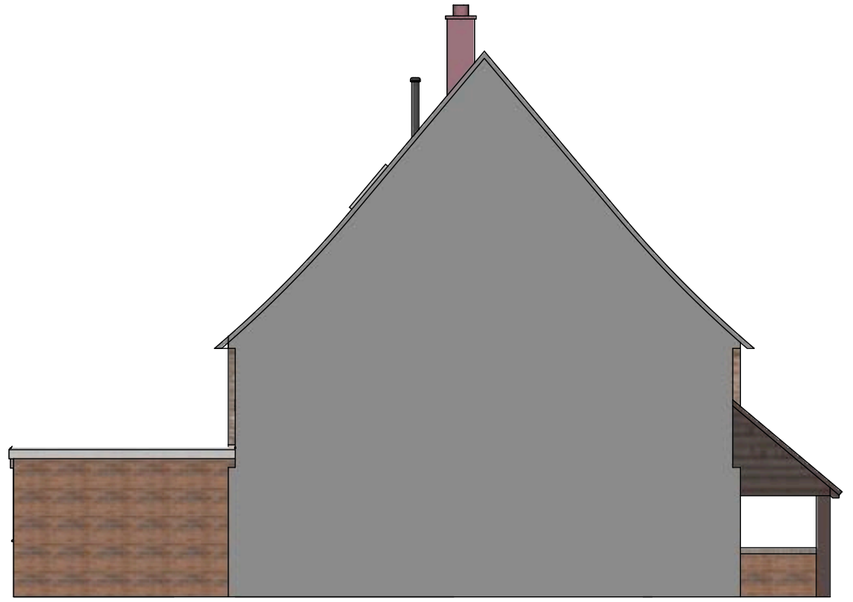
NORTH WESTERN ELEVATION



NORTH EASTERN ELEVATION



SOUTH WESTERN ELEVATION



SOUTH EASTERN ELEVATION

1M 2M 3M 4M 5M

Scale 1:100 @ A3

PROPOSED ELEVATIONS

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

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NOTE: GARDEN WALLS AND ATTACHED DWELLING OBSCURED FROM VIEW



3D VISUAL

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

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A 480-9_I

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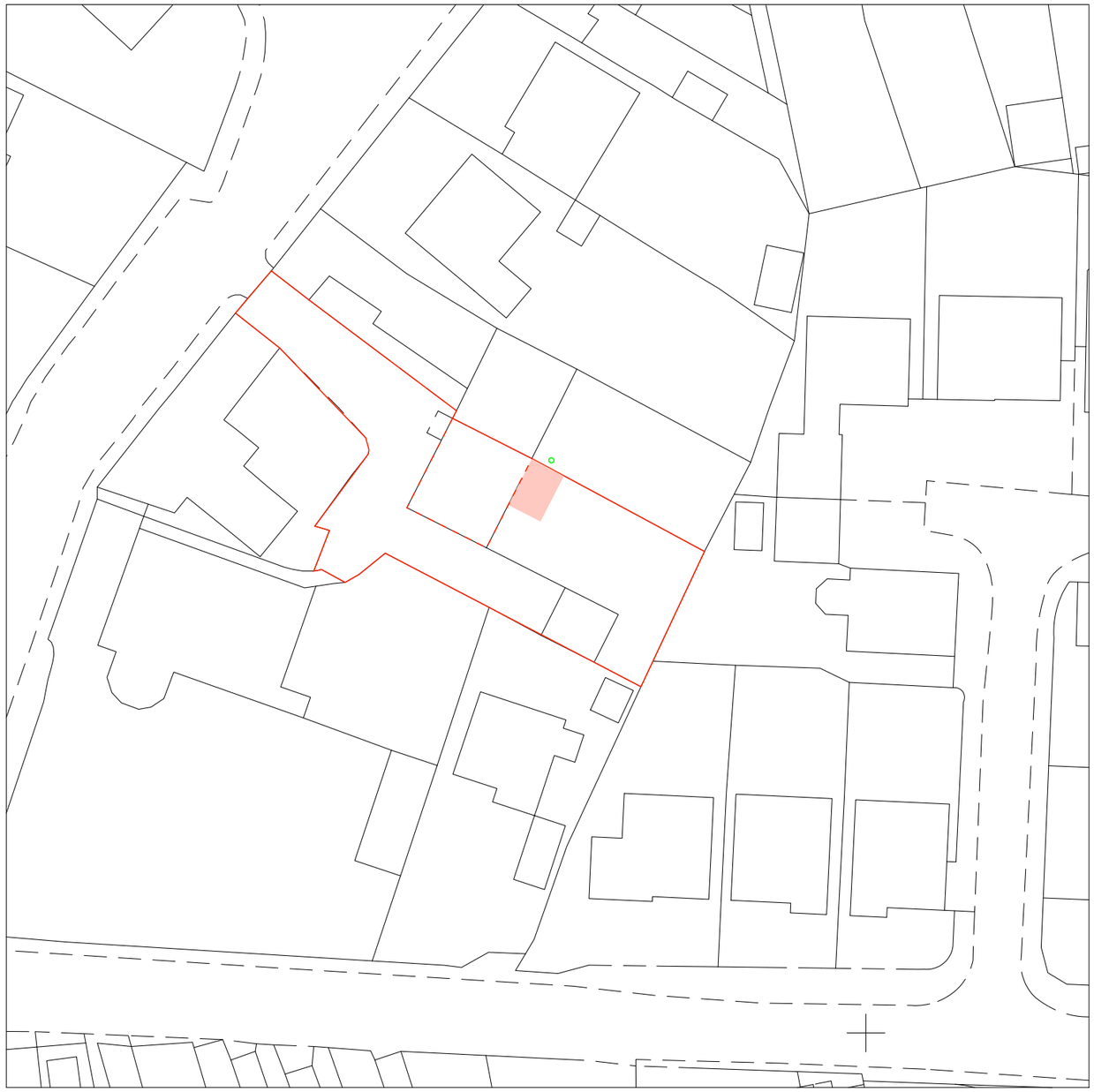
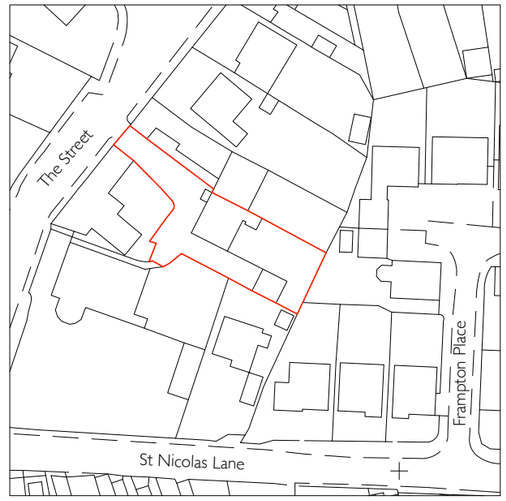
NOTE: GREEN CIRCLE REPRESENTS TREE IN NEIGHBOURING GARDEN, BELIEVED TO BE A MAGNOLIA



N

1:500

1M 20M 30M 40M 50M



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N

1:1250

10M 20M 30M 40M 50M

BLOCK / LOCATION PLAN

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

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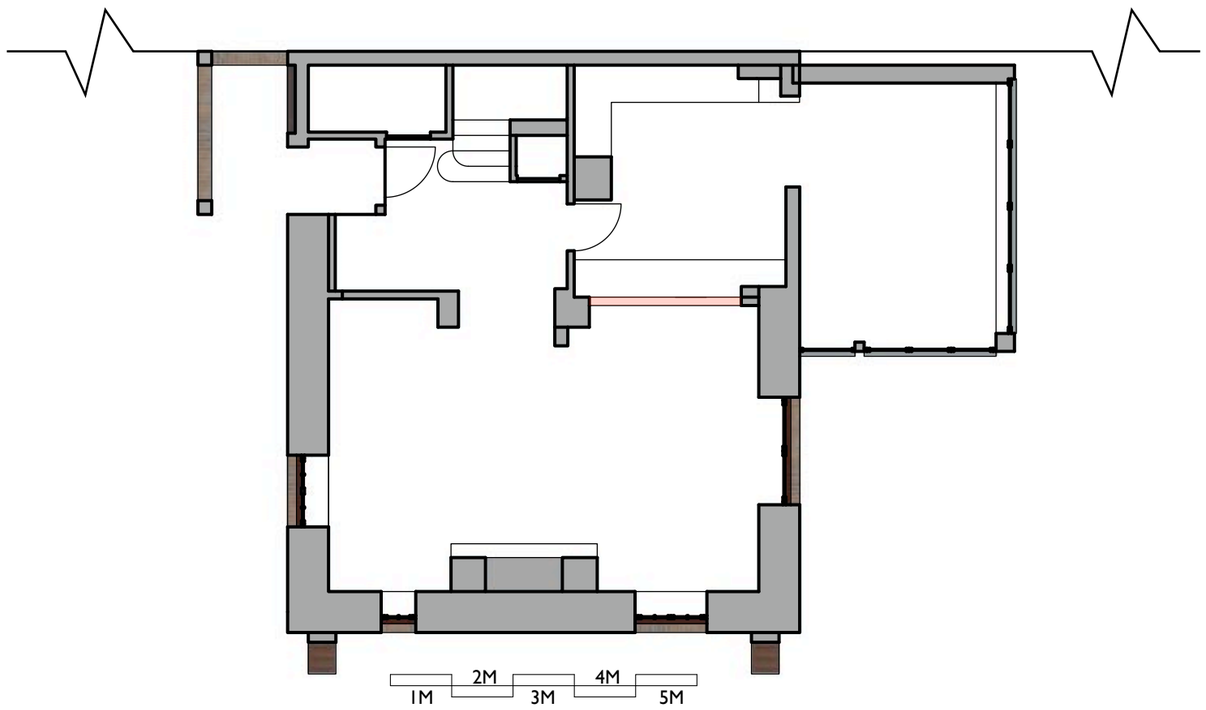

Scale 1:100 @ A3



MODERN STUD WORK WALL TO BE PARTIALLY REMOVED IN THE AREA SHADED IN RED. KITCHEN UNIT TO STAY IN PLACE, AND SO ONLY THE TOP PART OF THE WALL IS TO BE OPENED UP.

LBC - OPENING UP STUD WORK WALL

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

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THESE ARE BOTH UNSIGHTLY ADDITIONS THAT HAVE BEEN ADDED TO THE PROPERTY BEFORE MY CLIENTS PURCHASED IT. WE ARE PROPOSING TO REMOVE BOTH OF THESE, AND REPLACING WITH FLINT.

LBC - REMOVAL OF VENT / GAS FLUE IN REAR WALL

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

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A 480-12_1

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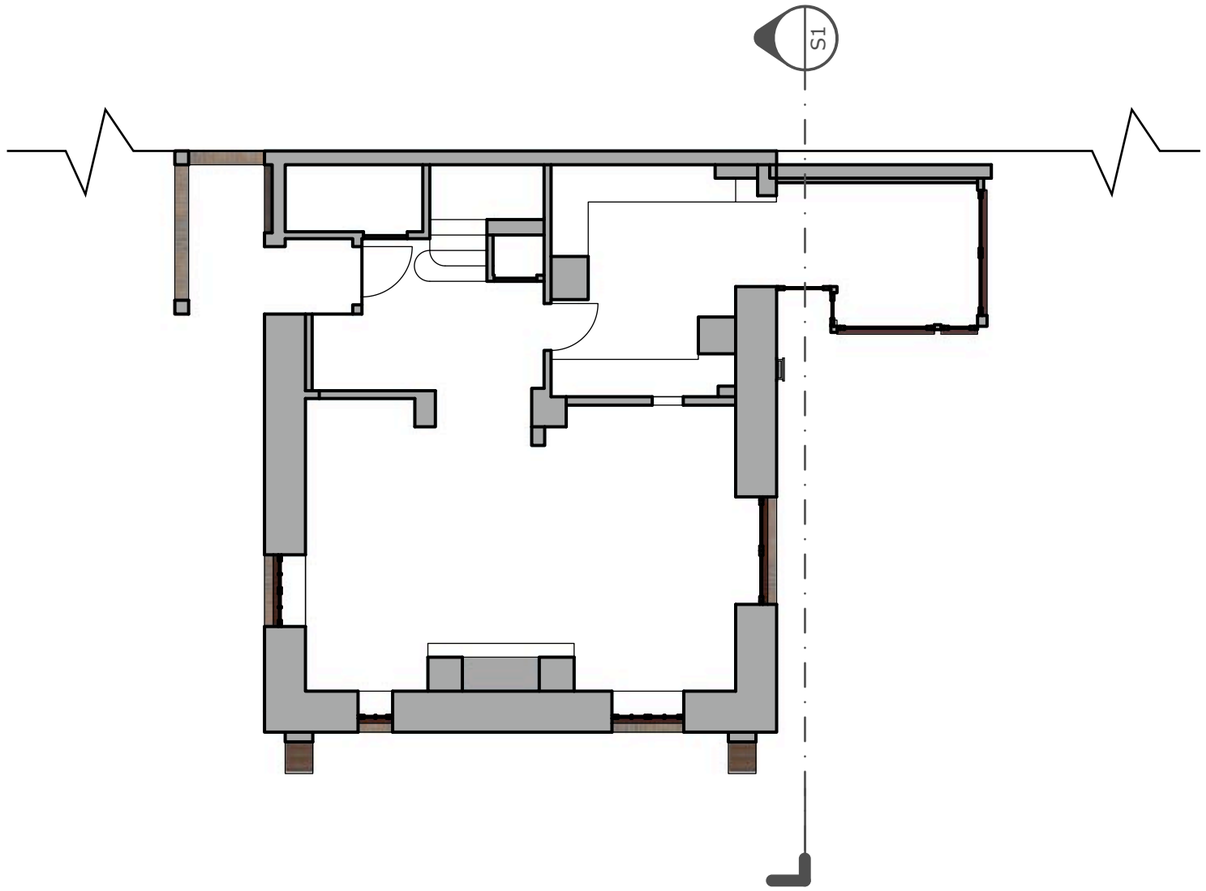



S1 - SOUTH EASTERN ELEVATION

1M 2M 3M 4M 5M

Scale 1:100 @ A3

EXISTING SECTION

HAYMAKERS, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

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REFERENCE / DATE

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