DESIGN & ACCESS STATEMENT

Conversion of existing open-sided garage/ garden barn into enclosed garden room/ studio including x3 new conservation rooflights & the enlargement of existing window to south facing elevation of main building, to be replaced with French doors openable to garden, & x2 new conservation rooflights.

AT : OLD SHOREHAM FARMHOUSE, THE STREET, SHOREHAM-BY-SEA, BN43 5NJ

Location and Setting

The application site is situated on a corner plot at the junction between St Nicolas' Lane & The Street in Old Shoreham (National Grid Ref; TQ 20902 05982), within the boundary designated as the 'Old Shoreham' Conservation Area of Adur & Worthing, outside any designated Archaeological Notification Areas.

Old Shoreham Farmhouse is a detached Grade II Listed single unit residential dwelling with copious secluded walled private rear gardens, with a later addition of garage / barn added circa 1986. The property was first listed as of 29th September 1972 (Listing Entry No; 1027874 Listing NGR: TQ2090205982). The listing states;

"Farmhouse, now house. Early-mid C18, altered in C19. Flint with yellow brick dressings, quoins, band and modillion eaves cornice to plain tiled mansard roof with kneelers and end stack. Parallel ridge roof plan. Two storeys; regular 3 bay front with glazing bar sashes and segment heads on first floor and wide hipped square bays on ground-floor with paired sashes without glazing bars. Central entrance with panelled door, transom-light and flat hood on brackets."

The site is bounded to the north by Old Shoreham Farm, a cluster of detached residential buildings, presumably converted from the old agricultural buildings once associated with the Farmhouse, and to the East by 2 St Nicolas' Lane, a more contemporary single unit detached property. Due to the dense mature vegetation lining the boundaries and walled gardens of the old farm, overlooking to and from the neighbouring properties is negligible.



1.0 Looking eastwards towards the subject site from St Nicolas' Lane



2.0 Looking northwards towards subject site – entrance to garage / barn



3.0 Looking NE down St Nicolas' Lane


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THE EXISTING WINDOW (WG-03)



3.0 Looking northwards within garden to existing farmhouse – window visible behind dense foliage



2.0 The existing window viewed externally



1.0 The existing window viewed internally

THE EXISTING GARAGE / GARDEN BARN



1.0 The existing barn viewed from driveway access via St Nicolas Lane

2.0 The existing open-sided barn viewed from rear garden

3.0 Existing timber roof structure, posts & materials to be retained

4.0 The barn viewed from a distance within the garden

Planning History

The application site has been subject to numerous alterations and additions since its listing, the most notable applications visible on the online database being;

SU/16/82/TP/15048 – Proposed Conservatory to South Facing Elevation - *(February 1982)*
SU/68/83/TP/3643 – Proposed New Tile Hanging to South Facing Elevation - *(April 1983)*
SU/212/85/TP/2818 – Retrospective Application for Retention of Flue to Rear - *(Dec 1985)*
ADC/0027/06 – Proposed Close Boarded Timber Fencing to Southern & Western Sides Boundaries - *(April 2006)*

Although not visible on the current online database, the existing Garage/ Barn was constructed circa 1985 under application approval; **SU/14/85/TP/FP** (approved 11.03.85), with driveway directly accessed via St Nicolas' Lane.

Design, Appearance, & Scale

The proposals incorporate the following;

- Replace existing window (WG3) to living/ dining area with new French doors, extending the opening appropriately, all in a style and colour to match existing. All brickwork/ flint surrounds to be extended and made good to match existing
- Associated alterations to paths/ landscaping around window to facilitate access to rear garden from new doors
- x2 New Conservation Rooflights

- Enclose existing west-facing side of existing open-sided garage / garden barn to create garden room/ studio - french doors to whole length of opening to make the most of garden/ western views, all in a style and colour to match existing.
- x3 New Conservation Rooflights to east facing roof angle to allow light to penetrate deep within the plan

Access & Refuse

No alterations to existing access provision to or from the public highway are proposed. The existing barn is not utilized for vehicular parking and no uplift in parking provision is anticipated. The detached property/ site is readily accessible from St Nicolas Lane via a private driveway/ side access gate, with secondary access to the garden provided to the northern side of the site. No oversailing of adjoining properties will be required to carry out construction of the proposed work. No alterations to existing refuse storage or collection are proposed.

Conclusion

We feel the proposed alterations contained within this application are modest and sympathetic to the existing listed building & gardens, with all new elements and materials designed to match those existing, and are in a low impact location to the rear of the property, not visible from the street. The alterations improve accessibility to and from the rear garden, as well as making use of an otherwise neglected garden barn to create usable space, they do not detract from the existing building or its setting nor do they impact upon its immediate or wider neighbours.

Ref: Accompanying Drawings

- Site Location Plan - BN.18.137/001
- Block Plan - BN.18.137/002

- Existing Ground Floor Plan - BN.18.137/010
- Existing First Floor Plan - BN.18.137/011
- Existing South Facing Elevation - BN.18.137/030
- Existing Garage / Barn - BN.18.137/050
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- Proposed Ground Floor Plan - BN.18.137/100
- Proposed Roof Plan - BN.18.137/110
- Proposed South Facing Elevation - BN.18.137/300
- Proposed Garage / Barn - BN.18.137/500
- Proposed New Window WG03 - BN.18.137/4000

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Dated: 25th July 2019