

DESIGN & ACCESS STATEMENT DATED OCTOBER 2011

**Mr & Mrs A Thomson
Priory Farm Cottage
60 Priory Lane
Tortington
Nr Arundel
BN18 0BG**

**PRIORY FARM COTTAGE, TORTINGTON
7 No. Guest Lodges for Short Holiday Letting**



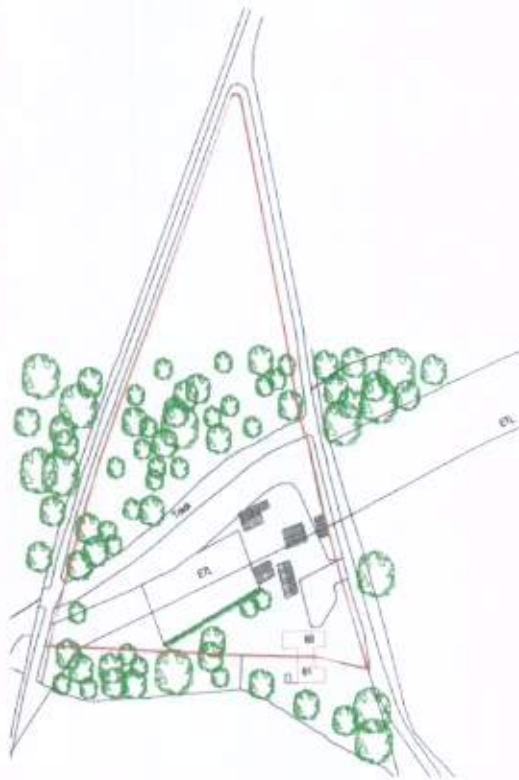
1. General

Priory Farm Cottage is a two storey semi-detached house in Tortington on the edge of Arundel with the benefit of a site area of just under 3 acres.

The Cottage is an attractive period building with decorative brickwork and small paned windows under a steeply pitched clay plain tile roof. Large decorative chimney features and pitched roof dormers add further interest.

Adjacent to the main house is a group of 5 No. single storey stables and storage buildings and a large sand school. To the North of these features is a wide track linking Priory Lane with Tortington Lane. Further North is an area of unmanaged woodland which occupies the remainder of the site.

An overhead electricity line runs North-South across the site.



2. Use

The current use of the site is residential only.

Stabling, schooling and riding out of horses has now moved to Lavant House Stables North of Chichester and the existing outbuildings are largely redundant save for limited garden storage. The sand school is becoming invaded with grass and weeds. The adjacent woodland has numerous large dead mature trees as well as a rough undergrowth of elder, briar and tree suckers.

3. Amount

This Application is to demolish the existing single storey outbuildings and erect 7 No. single storey Guest Lodges for short period holiday lets.

Arundel and this area of West Sussex is a magnet for visitors wanting an opportunity to secure a base for future outings to a wealth of surrounding areas of interest as well as seasonal attractions such as Goodwood Festival of Speed, Goodwood Revival and Glorious Goodwood (horse racing week)..

Hotel accommodation in the area is limited and many people now want an independent self-catering opportunity which reflects the concept of Center Parcs.

The accommodation must be more than just a bedroom with attached bathroom and should reflect normal family living in a self-contained unit.

4. Layout

The layout of the Guest Lodges reflects the current rather haphazard grouping of the existing stables and stores. An additional twin structure is proposed towards Tortington Lane to contain the remodelled sand school as a parking and recreation feature. This layout maintains the independence of Priory Farm Cottage with its separate large garden area and access from Priory Lane.

The existing track between lanes is retained and improved and gives access to a communal parking area.

The existing woodland to the North is retained and maintained.

5. Scale

The proposed development reflects both the single storey scale of the existing outbuildings and also the limited amount of buildings on site.

It is not proposed to greatly extend the existing floor area and the existing low scale rural appearance will be maintained.



6. Landscape

No existing trees are lost as a result of this proposed development and little disruption will occur to any landscaped area.

New landscaping opportunities will be created around each Guest Lodge as well as within the sand school area.

The adjacent woodland is not affected and a natural rural outlook is maintained.

7. Appearance

The appearance of the new Guest Lodges will reflect the simple aesthetic of the existing stables and stores.

The simple dark stained boarded facades will be replaced with feather edge oak boarding and the pitched felt roofs will become Western Red Cedar roof shingles.

A very natural rustic appearance will be maintained and future weathering will result in a grey quiet aesthetic.

Solid timber windows and doors, together with local stock brick chimneys, will maintain the harmony.

The retained existing rail fence around the exercise school area completes the equestrian feeling.

8. Access

Currently there are 3 No. access points from the adjacent Priory and Tortington Lanes. One serves Priory Farm Cottage and the front gravel parking area. A gate allows further vehicle access to the stabled and stores.

As previously mentioned an existing track exists across the site linking the two lanes and it proposed to use this to serve the parking area for the Guest Lodges.

The track will be given an improved surface and any modifications to the access points, required by the Highway Authority will be incorporated.

The new accommodation will be designed to Lifetime Homes Standard with easy access for the disabled and all doors will facilitate wheelchair passage with level thresholds and adequate width.

All door widths and hallways will conform to Part M of the Building Regulations. Space is available for turning a wheelchair in all main living areas.

All switches, sockets and controls will be at a height usable by all.

The site is within walking distance of Arundel Town centre and all its shops and amenities. A pedestrian route exists crossing Priory Lane via Birch Close and then to the Town bypass and the historic centre, castle and cathedral.

A bus route is available in Galloway Road and Ford Road nearby giving access to the Town and surrounding communities.

