DESIGN AND ACCESS STATEMENT

THE DAIRY HOUSE MILL ROAD ARUNDEL BN18 9PA

Context:
The site is within the historic Arundel Estate.
The existing house is a two storey building in stone and galleted flint with a natural slate roof.

The Dairy House: South Elevation

It is positioned between the Castle and Swanbourne Lake.
The house is part of a group of listed buildings forming Home Farm.
Other buildings related to Southern Water operations are adjacent.
The principal elevation of the house is toward the South.
The building is in a state of some disrepair, and work is necessary to stop further deterioration. A schedule of dilapidations has been prepared, and this proposal addresses many of the matters identified in the schedule.

Amount:
The existing floor area of the house is approximately 236m2.
The floor area is not increased by this proposal.
The proposed work involves reinstatement, maintenance and refurbishment of the existing building.

Layout:
There is no alteration to the layout proposed.
It is not expected that the proposal have any adverse affect on the area.

Scale:
The scale and nature of the work is sympathetic to and in keeping with the existing building.

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Landscaping:
The immediate land around the property is at present somewhat overgrown, but it is the intention that the gardens will undergo restoration in the future. Other than this, there will be no significant impact on the existing landscaping.

Appearance:
The proposal matches the style and appearance of the existing building.
The materials and elevational treatments used will replicate those existing and will comprise stone and freak nodular walling to match. It is intended that all roof work will replicate the existing.

Access:
Accessibility within and outside the building, will remain unaltered, although the proposed internal alterations will provide much needed ground floor toilet facilities. There will be no adverse changes to internal floor levels.
The ground around the building is generally level and approach to the property is unhindered by the topography or by obstruction.

Fire Brigade and emergency access is unhindered from the road that is adjacent.
Bin storage: refuse access to the front of the property remains unaltered.

Transport Links: Public transport links are infrequent.
Nearest train stations are Arundel Amberley or Pulborough on the Arun Valley line.
Because of the remote location of the dwelling, the household is car dependant. It is felt however that the alterations to the existing living accommodation will not increase this dependability, and will not have an adverse impact on the sustainability of the dwelling. .

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