ARUN DISTRICT COUNCIL:AL/109/07/
AL/109/07

Philips
Chartered Surveyors

Building Surveyors, Designers and Consultants

The Old Coach House
78 Lower Street
Pulborough
West Sussex RH20 2AZ

[redacted]

[redacted]

DESIGN AND ACCESS STATEMENT

Prince of Wales Public House, Lidsey Road, Woodgate
Chichester, West Sussex

The proposal is to provide an additional 4 no. car parking spaces to the side of the premises, following the demolition of the existing outbuilding.

The existing outbuilding is in need of extensive overhaul and maintenance and is considered beyond economic repair. Considerable works would be required to upgrade the building for use as habitable space.

The existing building is surrounded on three sides with tarmac with car parking areas adjacent the public house and to the rear. The south side is severely overgrown with ivy and vegetation from the adjoining field and oak tree.

The number of additional car parking bays (4 no.) is dictated by the size of the existing building to be demolished. The geometry of the car parking spaces have been design to follow on from the existing car parking areas. There are no changes to the existing vehicular and pedestrian access from the public highway which we considered adequate and sufficient to support the proposal. Access for disabled is already provided at the premises from the existing designated disabled parking bays to the main entrances.

The proposed 4 no. car parking bays are to be constructed in the ground to finish flush with the existing surfaces. The proposed materials to be used consist of 150mm thick layer of base/ wearing course, 150mm thick layer of DOT type 1 granular fill and terram '1000' grade geotextile with pre-cast concrete kerbs on one side. The existing post and wire boundary fence is to be replaced with 1.2m high close boarded timber fencing to match the side and rear boundaries. Timber palisade fencing is to be returned to enclose the car parking bays similar to the front of the premises.

The existing surface water will continue to follow the fall of the car park. No additional gullies are deemed to be required.

The proposed number of car parking bays at the premises is unlikely to generate a significant increase in traffic or pedestrian activity and should in fact assist to alleviate car parking on the main public highway.

Prepared by: Daniel Lovell MRICS
Date: 6th November 2007