

HENRY ADAMS**DESIGN & ACCESS STATEMENT****REPLACEMENT DWELLING****THE OLD BARN, NORTHFIELDS LANE, ALDINGBOURNE****1. RESPONSE TO CONTEXT**

- 1.01 The application proposal relates to a replacement dwelling and therefore the siting has accordance with the requirement to be within the curtilage of the existing property.
- 1.02 To the east of the site is a gravelled forecourt area used domestically for the parking of the applicant's vehicles and further beyond the courtyard to the east are a range of buildings used as ancillary residential accommodation to the main dwelling. Beyond these buildings the land is open in nature and used for the grazing of horses.
- 1.03 To the north of the site is an equine livery business with paddocks, jumping facilities and an outdoor school and to the west of the site, beyond Northfields Lane, the land is open and in agricultural use.
- 1.04 To the south of the site is the property known as 2 Wyndham Acres, within the ownership of the applicant's wife.
- 1.05 It is therefore within this context that the application proposal needs to be assessed.

2. AMOUNT

- 2.01 The proposal relates to a single detached dwelling as a replacement of the existing dwelling on the site with accommodation comprising on ground floor, dining room, kitchen, utility room, study and lounge and first floor, 3 no. bedrooms with bathroom and en suite facility. The floor area is approximately 133 sq metres.

3. LAYOUT

- 3.01 The proposed new dwelling is to be sited coincidentally with the footprint of the existing dwelling, wholly within the established curtilage.

4. SCALE

- 4.01 The height of the proposed dwelling to ridge is approximately 7.45 metres and to eaves 2.2 metres.

5. LANDSCAPING

- 5.01 There are no landscaping proposals attached with the planning application as the property is already well screened by existing peripheral hedging.

6. APPEARANCE

- 6.01 The appearance of the dwelling has been designed to comprise a chalet bungalow with low eaves and accommodation in the roof space to minimise scale thereby helping to assimilate the new dwelling into its location.
- 6.02 The dwelling is modest in scale and has been design to reflect existing dwellings in the locality and local architectural vernacular.
- 6.03 Dormer windows have been incorporated into the roof space to provide light into the first floor areas and a veranda/porch has been introduced at the ground floor level to provide articulation and architectural relief to the front elevation. Materials will comprise stock brickwork and plain clay tiles, locally sourced and fenestration will be either timber or UPVC.

7. ACCESS

- 7.1 Access arrangements remain unaltered, egressing from Northfields Lane and ample parking is provided on the site to accommodate a new dwelling and in any event, traffic will not be increased as the proposal relates to replacement.

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