HENRY ADAMS

DESIGN AND ACCESS STATEMENT

OUTLINE APPLICATION REPLACEMENT 2 NO. MOBILE HOMES AND DEMOLITION OF EXISITNG RESIDENTIAL ANNEXE BY MEANS OF THE CONVERSION AND CHANGE OF USE OF EXISITNG BARN AND STABLES TO 3 NO. DWELLINGS AND ASSOCIATED CAR PARKING

WOODGATE CENTRE, OAK TREE LANE, ALDINGBOURNE

1. RESPONSE TO CONTEXT

1.01 The planning application site is approximately 0.23 hectares in extent and comprises former stable buildings located within the central area of Ryfield Farm. To the west of the site the land is open and in use as paddocks and to the north is Ryfield Bungalow and lodges which remain within the ownership of the applicant.

1.02 To the east are existing buildings benefiting from planning permission to be used for commercial purposes and it is anticipated that these buildings will be replaced within the near future with a more appropriate and visually improved rationalised development.

1.03 To the south of the site is the remainder of the farm which is used for livery purposes and beyond that the land slopes down towards the Aldingbourne rife which comprises the boundary of the applicants ownership.

2. SCALE

2.01 Although the planning application is in outline format, indicative plans have been attached to demonstrate the type and scale of development envisaged.

2.02 As the proposal seeks to make use of existing structures, ridge and eaves heights are fixed but are in a range of 2.5 metres and 2.7 metres eaves height and 4.5 metres and 5.7 metres ridge height.

2.03 The indicative floorplans again show a range of dwelling types and sizes fixed by the existing structures with two dwellings comprising a living room, kitchen, 3 no. bedrooms and bathroom, having a floor area of approximately 102sqm and an alternative dwelling type comprising accommodation of living room, kitchen/dining room, utility room, cloakroom and games room on ground floor with 3 no. bedrooms and two bathrooms on first floor having a floor area of approximately 260sqm.

3. LAYOUT

3.01 The layout is dictated by the conversion of existing buildings on the site and therefore siting is fixed.

ARUN DISTRICT COUNCIL AL/2/11/

4. SCALE

4.01 Refer above to "amount".

5. LANDSCAPING

5.01 There are no specific landscaping proposals attached with the planning application with the exception of additional screen planting along the southern and northern boundaries of the site.

5.02 In general the site is well screened from the surrounding countryside and from any public views and it is considered that any additional planting over and above that suggested would not be necessary.

6. APPEARANCE

6.01 This comprises a reserved matter but indicative elevations have been supplied for information purposes.

6.02 The architecture and design of the proposed dwellings is restricted by the existing structures in terms of the proportions of the buildings which will for all intents and purposes be single storey in nature. Use of locally sourced materials will be encouraged in the conversion, especially the roof coverings which will be in plain clay tiles vernacular to the area.

7. ACCESS

7.01 Access arrangements will remain unchanged utilising the existing access track from Oaktree Lane which currently serves the farm and the existing dwellings. There will result no increase in traffic from the replacement dwellings.

Our Ref: AR53/AG

ARUN DISTRICT COUNCIL AL/2/11/