



Design & Access Statement

for

Church Farm House, Rectory Lane, Angmering

for **Braithwaite and Co.**

0343/D&A/01

January 30th 2015



Company No 06877117 VAT No 971 4147 17

Simon Atkins RIBA RAIA
Olli Blair RIBA RIAS
Giles Ings RIBA
Matthew Richardson RIBA
ABIR ARCHITECTS LTD

1.0	Format of Statement
	This statement has been generally set out in accordance with Circular 01/2006. We also use a document produced by CABI entitled 'Design & Access Statements – How to write, read and use them.' Section 3 of the circular deals with the Design & Access Statements. Item 77 of the circular states, 'A Design & Access Statement can be presented in various formats. For most straightforward planning applications, the statement maybe only short, for some only a page may be needed.' The CABI document suggests that the writer should 'keep it short and to the point.' Reference should be made to the submitted detailed drawings when reading this statement.
2.0	Introduction
	The property is a grade 2 listed detached dwelling In Rectory Lane, Angmering and was granted it's listing in 1987. There have been certain works carried out at the property and the purpose of the proposals and application is to regularise these works as well as the rebuilding of a chimney stack which has been damaged by lightning and is currently unsafe. Dialogue with the conservation officers has been opened as well as a meeting on site with them.
3.0	Use
	The property is currently used as a family dwelling.
4.0	Amount
	The works comprise of the following – Chimney Stack (annotated C1 on drawings). Temporary support is currently in place to retain some structural integrity and the protection of the listed building. It is proposed to take down the two existing stacks to a safe level and rebuild to provide a fully bonded stack making reference to its neighbouring stack on the same elevation. BLB Engineers report is appended to the application for reference. Windows and Front (porch) Door A typical existing window has been agreed with the conservation officers for replication (annotated W1). The new windows to both the bedroom and ensuite bathroom at first floor as well as the second floor bedroom will be removed complete and replaced with new windows to match the existing W1 as detailed. The front (porch) door will also be removed complete and replaced as detailed. First Floor En-Suite Shower rooms Some refurbishment works have been carried out internally to two en-suites shower rooms. Whilst an internal wall has been moved locally, the bathrooms still remain as two separate rooms as previous layouts.

Simon Atkins RIBA RAIA
Olli Blair RIBA RIAS
Giles Ings RIBA
Matthew Richardson RIBA
ASPDAA

	Boiler Flue A new boiler and flue have been installed rendering the existing flue redundant. It is proposed to remove the redundant flue completely, make good the flintwork locally, including removal of defective work and re-coursing flint to match existing.
5.0	Layout The three new windows appear on the south east and south west elevations. The front door on the north east elevation and boiler flue on north west elevation.
6.0	Scale The new (rebuilt) chimney stack will match existing adjacent.
7.0	Landscaping No new landscaping is proposed.
8.0	Appearance All materials, profiles, detailing etc will match existing to all elements.
9.0	Access Access remains as existing.
10.00	Conclusion The client seeks to regularise works identified as well as making safe the chimney stack.