

Design & Access Statement

Proposed Holiday Cottages & Replacement stables a

Herons Farm, Dappers Lane, Angmering

Proposed Use

The proposals are for the demolition of a number of existing storage buildings, outhouses and stables and the erection of a pair of semi-detached two bedroom holiday cottages and a new American-style stable building with associated sand school. It is proposed that the holiday cottages would be suitable for the ambulant and wheelchair bound disabled with direct access to the stables, sand school and bridleways in the vicinity. The erection of the American style barn and sand school are compatible with the existing use of the site.

Amount

The two bedroom cottages will have gross internal floor areas of 84 sq.m and 75.6 sq.m. The American barn will have a gross internal floor area of 255 sq.m and the sand school covers an area of 1200 sq.m.

Layout

The holiday cottages will each have central entrances with 1:20 ramped approach over level entry thresholds. The open-plan kitchen/living/dining layouts are eminently suitable for both wheelchair bound and able bodied users and all of the rooms enjoy an open aspect to the east and west. The cottages provide a pleasant street scene and are located adjacent to dedicated parking facilities. The American barn has a standard 12 bay stable arrangement with a generous central area for the movement of horses within the building.

Scale

The proposed cottages are single storey under traditional hipped and pitched roofs and will be subservient to the nearest residential property, Woodlands, to the south. The American barn, with a ridge height of 4.5m sits lower than the ridge of the cottages and, due to its location, will be viewed only at oblique angles from the public highway.

Landscaping & Appearance

The proposed cottages will have a traditional Sussex style appearance with flint and brick quoin elevations beneath a pitched and hipped roof. The American barn will have elevations clad in stained timber boarding beneath a lightweight tile roof. The areas immediately surrounding the cottages will be paid to lawns, hard paving and patios with border planting. The patio area will be immediately adjacent to the sand school allowing direct viewing of the equestrian activities. The existing concrete yard areas surrounding the American barn will be retained to allow parking/turning facilities for horse boxes etc.

Context

The proposals will involve the removal of a significant number of fairly dilapidated buildings on the site, the gross footprint of which totals over 530 sq.m which is significantly more than the area of the proposed American barn and cottages. The site stands in a location not too distant from the South Downs National Park and the unique arrangement of holiday accommodation immediately adjacent to safe and secure equestrian facilities will be an asset to the tourist industry locally. The scheme raises no issues in respect of overlooking, overshadowing or overdevelopment and the removal of several unsightly buildings should be welcomed.

Access

The driving factor behind the proposed cottages is to provide accommodation suitable for disabled and semi-disabled users. In this respect the southernmost cottage will have a full wet room suitable for wheelchair users and the northern unit will have a bathroom suitable for the ambulant disabled. Level access will be provided throughout. The site is located a short walk from all local facilities and, as previously mentioned, has bridleways nearby leading into the National Park.