

Design & Access Statement

Project Name: Ecclesden Lane Barn,

Location: Ecclesden Lane,
Angmering
Littlehampton
West Sussex
BN16 4DQ

Client: Mr & Mrs Lower

File Reference: **BV2018**

Issue	Date	Author	Checked
<i>1</i>	<i>02/02/2022</i>	<i>JK</i>	<i>LA</i>



1 The Site

The former barn (Ecclesden Barn) is a large, single storey agricultural style building with low lying eaves and a shallow pitch roof. The barn has minimal signs of disrepair.

The site extends to 881.87m² and at the end of Ecclesden Lane which feeds off the A280 and lies within the South Downs National Park. The site consists of a steel framed barn and hard standing.

There are several residential dwellings on the Ecclesden Lane which vary in architectural design, scale, and style. All dwellings follow the rural character of the surrounding area.

2 Amount, Use, Layout, Scale and Appearance

The proposal includes the subdivision of the existing building to form 2 No. holiday cottages of 194.2 sqm and 194.2sqm. The existing accommodation comprises of a single steel framed barn of 349.7 sqm. Notwithstanding this, the accommodation is currently vacant and in poor state of repair.

The proposed subdivision comprises of two, two story holiday cottages, which respond in design, scale, and appearance to the existing structure.

The proposal will use matching materials as described in the drawing document titled *"Ecclesden Barn Existing and Proposed LPA Rev1"* and will restore the former storage barn.

3 Landscaping

The site will be divided into two with front and rear spaces. The front of each cottage (Eastern Elevation) will remain as hard standing, with the two spaces delineated by zinc planters. The rear gardens (Western Elevations) will be paved delineated by fencing.

4 Access

Vehicle access will be via Ecclesden Lane as existing, to the parking area for 4 No. family cars to be provided.

Pedestrian access to both properties would be unchanged from the existing.

