

DESIGN AND ACCESS STATEMENT**JOB NO 2263****Proposed new house and garages: *Tall Trees, High Street Angmering*****1. Use**

The site is presently occupied by a poorly designed 1960s house and attached service bungalow, games room, garages and stable block, set in a large residential plot consisting of a two acre mature garden surrounding the house and a further two acres of paddock and wooded area that provides additional amenity space for the house.

2. Amount

The present house has 3 bedrooms, with only the master bedroom having en-suite facilities. The bungalow has only 2 small bedrooms and limited accommodation. An earlier planning permission, A/24/10 gave permission for an extension to the house but, due to the policy of an extension being subservient to the existing house, the limited size did not provide the improved accommodation required by our client.

In addition, the existing buildings are poorly constructed, with cheap building materials and defective detailing (see Explanation of Proposed Demolition Work Statement).

The proposal is to completely demolish the existing buildings and build a new 5-bedroom, energy-efficient house with internal swimming pool, separate family and reception rooms, all bedrooms having en-suite facilities and 6 attached garages, together with gardener's store and garage.

3. Layout

The new house is sited in approximately the same position as the existing house, some 70 metres back from the road frontage. The entrance driveway is re-routed to provide access to the new forecourt to the house and the family garaging, with space for occasional parking.

A walled garden forms a link between the house and the gardener's store on the western boundary.

The existing driveway continues along the west side of the site to exit to the High Street.

4. Scale

The existing two-storey house, bungalow, games room, stables and garages spread across the full width of the site with a total frontage of nearly 60 metres.

The proposed two-storey house has a 29,700 metre frontage, concentrating the bulk of the new house near the centre of the site, well away from the west boundary and

adjoining property. The height of the proposed house is commensurate with the scale of the neo-Georgian style.

The garages are sited on either side of the house and are set back three metres from the front wall that, together with the projected garden walls, form small recessed courts off the main forecourt.

The garages have ornamental parapets with finial balls and roof turrets to enhance the scale in relation to the main house.

5. Landscaping

The mature garden surrounding the existing house is retained virtually undisturbed. All mature trees to the site frontage, that completely screen the house from the adjacent Conservation Area, are retained. A number of fruit and small ornamental trees are removed from the front area of the garden to accommodate changes to the drive and forecourt. At the rear of the site, two medium-sized ornamental trees are removed, together with a large sycamore and eucalyptus tree that are too near the proposed buildings. (For location of trees to be removed, see site location and tree survey drawing 2263:16E.)

The existing black tarmac drive and new forecourt will be replaced with crushed gravel, with brick edging, to provide a more aesthetic appearance and a permeable surface.

6. Appearance

The new house is designed in neo-Georgian style, with white rendered walls and purpose-made reconstructed stone trimmings to window and door surrounds, quoins, string courses, cornices, copings and entrance portico and pediment. The windows will be vertical sliding sash Heritage range white pvc, plus purpose-made hardwood entrance doors and screen. The roofs to both the house and linked garage will be natural slate.

With the large site area, and the adjoining amenity land in the same ownership, amounting to approximately four acres, the new house sited 70 metres back from the road frontage is virtually in a parkland setting.

With the mature tree screening to the site frontage, and to the adjoining property Pound House, the new house, when viewed from the corner of the High Street and Roundstone Lane, is obscured from view and, therefore, makes little or no impact on the adjacent Conservation Area.

7. Access

The existing access points to the site from the High Street remain unchanged. It is proposed to use the east access, with the existing metal gates, as the main entrance, and the west access as the exit.